THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112301**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $301,500.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2014. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20140090457 DEEDWARR
Recvd: 12/03/14 09:53 2 pgs
Fees:13.00 Taxes:1115.55
20141203-0110756

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Helen Jane Wallace 1111 Inglewood Dr Nashville TN 37216	New Owner	Tax Parcel ID No. 061-03-0-160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Light Funding, Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen Jane Wallace, a single person** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Lot 42, INGLEWOOD HEIGHTS SUBDIVISION OF THE A. J. COLEMAN PROPERTY, as shown on plat of record in Plat Book 1424, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kevin R. Smith and wife, Lisa G. Smith to Green Light Funding, Inc. as recorded on the 13th day of August, 2013 in Instrument No. 20130813-0084741 and Deed from David Ross Thurman and wife, Carolyn Maxine Thurman to Kevin R. Smith and wife, Lisa Smith as recorded on the 28th day of April, 1994 in Deed Book 9325, Page 234, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD HEIGHTS SUBDIVISION OF THE A. J. COLEMAN PROPERTY, as recorded in Plat Book 1424, Page(s) 85.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1111 Inglewood Dr Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~2nd~~ 1st day of December, 2014. T.S.

Green Light Funding, Inc.

Taylor Smith

By: Taylor Smith, President

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Orange)

Before me, the undersigned, of the State and County aforesaid, personally appeared Taylor Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Green Light Funding, Inc., a California Corporation, the within named bargainor, and that he as such President has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid President.

Witness my hand, at office, this ~~2nd~~ 1st day of December, 2014.

Notary Public

My Commission Expires: October 5th 2018

Patrick Kopeny

PATRICK JAMES KOPENY
COMM...2084977
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. October 5, 2018