WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095676 DEEDWARR
Recvd: 12/22/14 13:57 2 pgs
Fees: 13.00 Taxes: 1539.66
20141222-0116968

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

MST 2014-0494

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,123.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Fitzgerald	Summit Funding, Inc.	049010B01700CO
(NAME)	(NAME)	
536 Cherry Grove Lane	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Arnold Homes LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Fitzgerald and Maurice Fitzgerald, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Final Plat, Cherry Grove, Phase 1B, of record in Instrument No. 20060927-0119685, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer B. Fitzgerald by deed from L&C Development, Inc., of record in Instrument No. 20130212-0014330, Register's Office for Davidson County, Tennessee, dated February 8, 2013 and recorded on February 12, 2013.

And further conveyed to Arnold Homes, LLC by Quitclaim Deed from Jennifer B. Fitzgerald, of record in Instrument No. 20140717-0063565, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the plan of record in Inst. No. 20060927-0119685, Register's Office of Davidson County, Tennessee. Restrictive covenants of record in Inst. No. 20050831-0104282, said Register's Office. Amendment to By-Laws of record in Inst No. 20100826-0067727, said Register's Office. Charter of Cherry Grove at Whites Creek HOA of record in Inst No. 200509210113595 and Inst No. 20091218-0115434, said Register's Office. Quitclaim Deed for common areas to Cherry Grove at Whites Creek Homeowners Association, Inc., of record in Inst No. 20090504-0040404, said Register's Office. Joint right of way agreement of record in Book 8635, page 24, said Register's Office. Stormwater Detention Agreement of record in Inst No. 20040903-0107036 and Inst No. 20041213-0147647, said Register's Office. Agreement to dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Inst No. 20061010-0125932, said Register's Office. Pipeline and facilities easement agreement of record in Inst No. 20121024-0097653, said Register's Office. Temporary cul-de-sac easement of record in Inst No. 20040610-0068654, said

Register's Office. Easements for sanitary sewer/storm drainage of record in Book 5156, page 454 and Book 5156, page 457, said Register's Office. Roadway easement of record in Book 1261, page 440, said Register's Office. Subject to rights of others in and to the common areas and/or elements.

This property, known as 536 Cherry Grove Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th DAY OF December, 2014.

Arnold Homes LLC

BY: Susan Hansen, agent

Susan Hansen, Authorized Agent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Susan Hansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, to be the Authorized Agent of Arnold Homes, LLC., a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2014.

Jackie Lampley
Notary Public

My Commission Expires: 5-30-17

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)
COUNTY OF WILLIAMSON
My Commission Expires May 30, 2017