Davidson County DEEDWARR
Recvd: 01/02/15 13:06 3 pgs
Fees:18.00 Taxes:868.39
20150102-0000341

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $234,700.00

Ashley Russ
Affiant

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 31st day of December, 2014.

Notary Public
My commission expires: 6.26.16

02-1412-49307

Address of New Owner:	Send Tax Bills to:	Tax Information
Saumil Shah 1309 C Stainback Ave Nashville TN 37207	Summit Funding, Inc. 2241 Harvard Street, Suite 200 Sacramento, CA 95815	071-15-0-214.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael H. Lane, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Saumil Shah, a single ~~woman~~ *Man, hereinafter called the Grantees, their successors 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. 106, on the Plan of The Highland Land Co's Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Quarterhorse Construction, LLC by Quitclaim Deed from LS Partners, dated July 14, 2011, recorded July 19, 2011, of record in Instrument No. 20110719-0055132, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Kudzu Real Estate, Inc. by deed form Quarterhorse Construction, LLC, dated March 5, 2013, recorded March 8, 2013, of record in Instrument No. 20130308-0023221, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael H. Lane, an unmarried man by deed from Kudzu Real Estate, Inc., dated October 17, 2013, recorded October 18, 2013, of record in Instrument No. 20131018-0109190, Register's Office for Davidson County, Tennessee.

Season Lane, spouse of Michael H. Lane, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in the subject property.

This conveyance is subject to all easements of record, restrictive covenants and conditions of record, including all items set out on any applicable plat of record.

This property is improved property known as 1309 C Stainback Ave, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of December, 2014.

Michael H. Lane

Season Lane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael H. Lane and Season Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of December, 2014.

State of Tennessee at Large

My Commission expires

4/27/17

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

