WARRANTY DEED

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khalia Turner	Summit Funding Inc	08106035400
(NAME)	(NAME)	
313 Country Court	2241 Harvard Street, S-200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David Birchett and Paula Birchett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Khalia Turner, a single woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 16 on the Plan of Nichol property, of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the middle of 24th Avenue North, formerly Dudley Avenue, where said Avenue is intersected by the Eva Allen line; thence east with the said Evan Allen line 170 feet; thence north with line of lot formerly owned by L.O. Moore 50 feet; thence west 170 feet parallel with the aforementioned Eva Allen line to the middle of 24th Avenue North; thence south with the middle of said Avenue, 50 feet to the point of beginning, being also a strip of land at the back or east end of the land above described, said strip being 20 feet wide and 50 feet long, extending in length from the said Eva Allen line to the north line of the land above described.

Being the same property conveyed to David Birchett and Paula Birchett by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee for The Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-FM2, asset Backed Pass-Through Certificates, dated 03/31/2011, of record in Instrument No. 20110408-0027498, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive covenants and all matters shown on the plat of record as Plat Book 31, Page 603, Davidson County, in the State of Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

Davidson County DEEDWARR
Recvd: 01/21/15 15:50 3 pgs
Fees:18.00 Taxes:309.69
20150121-0006028

File No.: 01288-24098
SMG TN Warranty Deed

This is improved property known as 2016 24th Avenue North, Nashville, TN 37208
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 16th day of January, 2015.

David Birchett

Paula Birchett

State of Tennessee
County of Wilson

Personally appeared before me David Birchett and Paula Birchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of January, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

