|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$180,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|23rd DAY OF January, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn Pennings 2403 Carter Ave Nashville, TN 37206	Summit Funding Inc 2241 Harvard St 200 Sacramento CA 95815	Map 083040 Parcel 07100

For and in 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,

DAN HEICHELBECH, AND LES LAZARUS, AND MARK KING

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jacquelyn Pennings, a single woman

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:

Being Lot No. 64 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

Said lot fronts 85 feet on the North side of Carter Street and runs back between lines 165.6 feet on the West line and 172 feet on the East line, to a dead line in the rear which is a broken line, on which it measures 85 feet.

Being the same property conveyed to DAN HEICHELBECH, AND LES LAZARUS, AND MARK KING by deed from DARYL SPICER, dated August 20, 2014, of record in Instrument No 20140822-0076915, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1835, page 26, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2403 Carter Ave Nashville, TN 37206
(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 hand(s) this 23rd day of January, 2015.

DAN HEICHELBECH

LES LAZARUS

MARK KING

BILL GARRETT, Davidson County
Trans:T20150006294 DEEDWARR
Recvd: 01/26/15 15:36 2 pgs
Fees:13.00 Taxes:666.00

20150126-0007449

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, DAN HEICHELBECH, AND LES LAZARUS, AND MARK KING, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2015.

NOTARY PUBLIC

My Commission Expires:
3/3/15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027