WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013096 DEEDWARR
Recvd: 02/23/15 13:55 2 pgs
Fees:13.00 Taxes:555.00
20150223-0015481

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2015.

Notary Public

My Commission Expires: 10/15/2016

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Coby C. Comer	Summit Funding, Inc.	044-15-0-343.00
(NAME)	(NAME)	
1007 Clarke Street	2241 Harvard Street, Ste. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, JIMMY RAY LYNN AND WIFE, LINDA W. LYNN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COBY C. COMER, A SINGLE MAN**, 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 51, SECTION B, VILLAGE OF OLD HICKORY, as shown on plat of record in Plat Book 1424, Page 67, 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 to Jimmy Ray Lynn and wife, Linda W. Lynn by Warranty Deed from Leroy Johnston Ellis, IV and beloved wife, Lisa Russell Ellis, recorded on the 9th day of April, 2007 in Instrument No. 20070409-0041811, in the Register's Office of Davidson County, Tennessee.

This is:						
Improved	property, known as	1007 Clarke Street		Old Hickory, TN 37138		
		(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 our hands this 19th day of February, 2015.

Jimmy Ray Lynn

Linda W. Lynn

NOTARIZED AS TO SIGNATURE ONLY DOCUMENT NOT PREPARED BY NOTARY

STATE OF Louisiana
COUNTY OF Caddo

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jimmy Ray Lynn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Shreveport, Louisiana, this 19th day of February, 2015.

Notary Public

MARILYN F. DIXON, 060047
NOTARY PUBLIC
CADDO PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

STATE OF Louisiana
COUNTY OF Caddo

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Linda W. Lynn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Shreveport, Louisiana, this 19th day of February, 2015.

Notary Public

MARILYN F. DIXON, 060047
NOTARY PUBLIC
CADDO PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE