WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022094 DEEDWARR
Recvd: 03/26/15 10:31 2 pgs
Fees:13.00 Taxes:777.00
20150326-0025975

R-VRES-15-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua E. Green	**Summit Funding**	
(NAME) **2409 McGinnis Drive**	(NAME) **2241 Harvard Street, Suite 200**	**073-09-0-058.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RACHEL TAYLOR, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA E. GREEN, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 59 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 98 feet on the northerly side of McGinnis Drive and runs back 191.53 feet on the easterly line and 190.5 feet on the westerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Rachel Taylor by Warranty deed from Billy Edward Reed, Jr., and Nancy Pulley, Co-Executors of the Estate of Bill Edward Reed, Sr., and Billy Edward Reed, Jr., married and Nancy Pulley, married and Barbara Ellen Davis, married of record in Instrument No. 20141202-0110439 Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on December 02, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2409 McGinnis Drive , Nashville, Tennessee 37216**.

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 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 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 the 24th DAY OF MARCH, 2015.

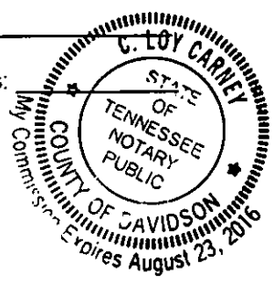
Rachel Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212