WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/15 15:09 3 pgs
Fees:18.00 Taxes:481.00

20150504-0040332

KIMIE PERRY * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY * COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(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
Christy Welborn	Summit Funding Inc	087-00-0-062
(NAME)	(NAME)	
242 McGavock Pike	2241 Harvard Street, S-200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **TMJ Investments, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christy Welborn, a single man** , 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:

Land situated in the 4th Civil District of Davidson County, Tennessee, and beginning at a stone in the North Margin of the Central Pike, being at the Florence Johnson Southwest corner; thence running in a northerly direction with the Florence Johnson West boundary line 140 yards to a stone in the said boundary line; thence in a Westerly direction with a line parallel to the Central Pike, 35 yards to a stone; thence in a Southerly direction with a line parallel to the Florence Johnson West boundary line 140 yards to a stone in the North Margin of the Central Pike; thence in an Easterly direction with the North Margin of the Central Pike 35 yards to the point of beginning, and containing one (1) acre, more or less.

Being part of the same property conveyed to TMJ Investments, LLC, by Quit Claim Deed from Thomas G. Westermeier, and wife, Marie Jose Westermeier, dated 06/29/2013, recorded 07/01/2013 of record in Instrument No. 20130701-0067173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas G. Westermeier and Marie Jose Westermeier, husband and wife, by Warranty Deed from Peggy J. Ulrich, a single woman, dated 10/13/2010, recorded 10/28/2010 of record in Instrument No. 20101028-0086169, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

This is improved ☑ property, known as 4267 Central Pike, Hermitage, TN 37076
(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 my hand this 1st day of May, 2015.

TMJ INVESTMENTS, LLC

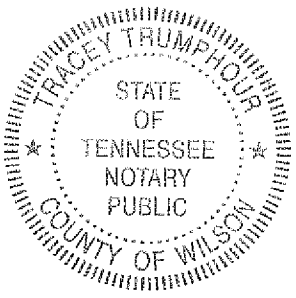
Marie Jose Westermeier
Authorized Agent

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marie Jose Westermeier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Authorized Agent the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Marie Jose Westermeier, as such Authorized Agent.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 1st day of May, 2015.

Notary Public
My Commission Expires: 8.14.17



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 Trephon, 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 Trephon

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

