WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/15 13:16 3 pgs
Fees:18.00 Taxes:407.00
20150513-0043979

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-27-2016

MST 2015-0422

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benita Dillingham-Jones	Summit Funding Inc	163050B16500CO
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy #151	2241 Harvard St. #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gwendolyn Prince Holbert,* married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benita Dillingham-Jones, 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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Master Deed Lot Layout (Private Element) Plan of Phase IV, Mill Park (formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gwendolyn Prince, unmarried by Warranty deed from Greenvale Construction, a Tennessee Limited Liability Company of record in Instrument No. 20041112-0136520 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 12, 2004 and re-recorded in Instrument No. 20050114-0005313.

Elbert M. Holbert joins in the execution of this instrument for the purposes of conveying his interest, marital or otherwise, in the above described property.

Subject to: 2015 Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2015 a lien, not yet due and payable. Boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241 and Second Amendment in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee. By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee. Easement (s) to Bellsouth , as set forth in instrument recorded in Book 11378, page 991. Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson

* Gwendolyn Princeetholbert AKA Gwendolyn Prince

County, Tennessee. Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee. Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson County, Tennessee. Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 201102080011084, in the Register's Office for Davidson County, Tennessee.

This property, known as 5170 Hickory Hollow Pkwy #151, Antioch, TN 37013
(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/our hand(s) this 8 DAY OF May, 2015.

Gwendolyn Prince Holbert

Elbert M. Holbert

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn Prince Holbert and Elbert M. Holbert, with whom I am personally acquainted (or provided 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 and official seal, this the 8 day of May, 2015.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

