WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042818 DEEDWARR
Recvd: 06/02/15 10:19 2 pgs
Fees: 13.00 Taxes: 1017.30
20150602-0050966

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerel A. Robinson Johnetta C. Robinson	Summit Funding, Inc.	181010B06000 CO
(NAME)	(NAME)	
804 Sugarloaf Court	2241 Harvard Street, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Benjamin D. Carlson and Kelly J. Carlson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerel A. Robinson and Johnetta C. Robinson, husband and wife,** 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. 143 on the Plan of Section Two Addition Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Benjamin D. Carlson and Kelly J. Carlson, husband and wife, by deed of record in Instrument Number 20110125-0006885, Register's Office for Davidson County, Tennessee.

Subject All matters as shown on Plan of Sugar Valley, RS10 Cluster Lot Subdivision of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 11069, Page 14, Instrument No. 20030708-0093637; Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20060322-0032693, Register's Office for Davidson County, Tennessee. By Laws of record in Book 11069, Page 24, said Register's Office. Easement as set out in Instrument No. 20040205-0014018, Register's Office for Davidson County, Tennessee. Charter of Sugar Valley HOA of record in Book 11069, Page 6, said Register's Office. Deed to Sugar Valley HOA of record in Instrument No. 200004250041128, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 804 Sugarloaf Court, Nashville, TN 37211
(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 hands this 28th day of May, 2015.

Benjamin D. Carlson

Kelly J. Carlson

State of Tennessee
County of Williamson

Personally appeared before me Benjamin D. Carlson and Kelly J. Carlson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of May, 2015.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

My Commission Expires:

File No.: 9519