This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150055731 DEEDWARR
Recvd: 07/09/15 15:20 2 pgs
Fees:13.00 Taxes:747.40
20150709-0066930

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Phillip Brooks	**New Owner**	**171-03-0B-281.00-CO**
601 Old Hickory Blvd. Unit 85	Summit Funding, Inc.	
Brentwood, Tennessee 37027	2241 Harvard St. #200	
	Sacramento, CA 95815	

****

That **Michelle Spears, a single woman,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Phillip Brooks, a single man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit No. 43, as shown on the map entitled Phase Two, Section Seven, Townhomes of Fredericksburg, of record Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michelle Spears, a single woman by Warranty deed from Lisa Marie Ness, a single woman of record in Instrument No. 20071219-0145544 Register's Office for Davidson County, Tennessee, dated May 23, 2007 and recorded on December 19, 2007. (Value of consideration shown in aforementioned deed $201,000.00.) Being also known as Brentwood, TN 37027.

This is improved property which bears the address of: 601 Old Hickory Blvd. Unit 85, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **26th** day of **June, 2014.**

Michelle Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Michelle Spears,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee, on this **26th** day of **June, 2014.**

Notary Public

Commission Expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$202,000.00**.

Sworn to and subscribed before me this **26th** day of **June, 2014.**

Affiant

Notary Public

My Commission Expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY