WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056384 DEEDWARR
Recvd: 07/13/15 11:12 2 pgs
Fees:13.00 Taxes:654.90
20150713-0067732

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 day of July, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires OCT. 10, 2016

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia L. Vallett	SUMMIT FUNDING, INC.	129-11-0A-016.00
(NAME)	(NAME)	
206 Miles Court	2241 HARVARD STREET, SUITE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, **Manson M. Rowan, Jr. Executor of the Estate of Patricia Rowan Mraz and Manson M. Rowan, Jr., Individually**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia L. Vallett, 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 Unit No. 115-L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of Record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Frank R. Mraz and wife, Patricia R. Mraz by Sublease and Conveyance of Condominium Apartment dated 10/28/2002 from Hazel T. Smith, an unmarried person of record in Instrument 200210300133025, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia R. Mraz by Warranty Deed dated 12/09/2011 from St. Henry's Property Development, Inc. of record in Instrument 201112160098074, Register's Office for Davidson County, Tennessee.

Patricia R. Mraz died testate on March 17, 2014, leaving a Will which was admitted to probate in Case No. 14P-617 in the Probate Court for Davidson County, Tennessee naming Grantor as Executor, including real estate as property subject to probate administration and also bequeathing all property to Grantor individually.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 206 Miles Court, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15507

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 our hands this 8th day of July, 2015.

Manson M. Rowan Jr Executor
Manson M. Rowan Jr
Exeecutor of the Estate of Patricia Rowan Mraz

Manson M. Rowan Jr. Individually
Manson M. Rowan, Jr., Individually

State of Tennessee

County of Davidson

On this 8th day of July, 2015, before me, a Notary public in and for said County and State, personally appeared Manson M. Rowan, Jr., individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

State of Tennessee

County of Davidson

On this 8th day of July, 2015, before me, a Notary public in and for said County and State, personally appeared Manson M. Rowan, Jr., individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in his capacity as Executor, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018