27468-8 return to: Attorneys Title Company, Inc. Box 14
2927 Berry Hill Drive
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20150059244 DEEDWARR
Recvd: 07/21/15 09:12 3 pgs
Fees:18.00 Taxes:1979.50
20150721-0071158

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Adam Sneed 3603 Meadowbrook Nashville, TN 37205	Summit Funding, Inc. 2241 Harvard St, Ste 200 Sacramento, CA 95815	104-05-0-279.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Wilder Benneyworth, unmarried, individually and as heir-at-law of Stephen Roy Benneyworth, and Hannah Benneyworth Gardner, individually, as heir-at-law of Stephen Roy Benneyworth and as Administratrix of the Estate of Stephen Roy Benneyworth, and husband, Ryan Gardner,** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Adam Sneed and Julie Sneed, husband and wife,** his/her/their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 453, RICHLAND REALTY COMPANY'S DIVISION "C", as shown on plat of record in Plat Book 421, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 453 fronts 60 feet on the southerly side of Meadowbrook Avenue and runs back 243.5 feet on the easterly line and 261.5 feet on the westerly line to an alley, measuring 62.5 feet thereon.

Being the same property conveyed to Stephen R. Benneyworth and wife, Ellen T. Benneyworth, by Deed dated September 8, 1981 from Paul E. Dunn and wife, Jessie Brothers Dunn, of record in Book 5793, Page 437, Register's Office for Davidson County, Tennessee. The said parties having divorced by final decree in Docket 03D-1387, Fourth Circuit Court for Davidson County, Tennessee. Ellen Tosh Benneyworth conveyed her interest by Quitclaim Deed dated October 3, 2005 to William Wilder Benneyworth and Martha Hannah Benneyworth, of record in Instrument No. 20051230-0157091, said Register's Office. Stephen R. Benneyworth died intestate August 5, 2014. His interest divested in William Wilder Benneyworth and Martha Hannah Benneyworth, determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20150721-0071156, said Register's Office.

The said Martha Hannah Benneyworth is now known as Hannah Benneyworth Gardner. The said Ryan Gardner, husband of the said Hannah Benneyworth Gardner, joins in this conveyance for the purpose of conveying any interest he may have in and to the above described property.

This instrument is being executed on behalf of William Wilder Benneyworth by Hannah Benneyworth Gardner, his lawful Attorney in Fact, pursuant to that certain Limited Power of Attorney of record as Instrument No. 20150721-0071157, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3603 Meadowbrook Ave., Nashville, TN, 37205.

Said property is conveyed subject to the following exceptions:

1. County of Davidson taxes for the year 2015 and subsequent years not yet due and payable.

2. All matters shown on plat of record in Plat Book 421, Page 31, said Register's Office.

3. Restrictive Covenant for Accessory Building recorded in Book 8597, Page 385, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 17th day of July, 2015.

By Hannah Benneyworth Gardner, AIF

William Wilder Benneyworth
By: Hannah Benneyworth Gardner, Attorney in Fact

By Hannah Benneyworth Gardner, AIF

William Wilder Benneyworth
Heir at Law of Stephen Roy Benneyworth
By: Hannah Benneyworth Gardner, Attorney in Fact

Hannah Benneyworth Gardner

Hannah Benneyworth Gardner
Heir at Law of Stephen Roy Bennyworth

Administratrix

Hannah Benneyworth Gardner
Administratrix of the Estate of Stephen Roy Benneyworth

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $535,000.00.

Affiant

Sworn to and subscribed before me this 17th day of July, 2015.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, HANNAH BENNEYWORTH GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an heir-at-law of Stephen Roy Benneyworth, and who further acknowledge that such person is the Administratrix of the Estate of Stephen Roy Benneyworth, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires: 08/01/2018

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, HANNAH BENNEYWORTH GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney-in-Fact for William Wilder Benneyworth, and is authorized to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires: 03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires: 03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY