WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151008

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059891 DEEDWARR
Recvd: 07/22/15 14:46 2 pgs
Fees:13.00 Taxes:906.50
20150722-0071974

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 20 day of July, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

JESSICA CASE FELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda L. Erb	**Summit Funding, Inc.**	**Map 172-15-0-A Parcel 201-00co**
2105 Argo Place	**2241 Harvard Street, Suite #200**	
Nashville, TN 37211	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

June D. Manning, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda L. Erb, 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. 150, on the Plan of Holt Woods, Section Eleven, of record in Book 9700, Page 408, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to June D. Manning, married, by Deed dated April 30, 2010 from Federal Home Loan Corporation, of record in Instrument No. 20100505-0033807, Register's Office for Davidson County, Tennessee. The said June D. Manning having since divorced of record in Final Decree of Divorce in Docket No. 11D-3302, Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 408, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Dedication of common areas to Holt Woods Homeowners' Association, Inc., of record in Instrument No. 20020807-0095356, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of Holt Woods, of record in Book 9570, Page 22, and made applicable to Section Eleven in Book 10469, Page 57, Register's Office for Davidson County, Tennessee. (4) By-Laws of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 13, and made applicable to Section Eleven in Book 10469, Page 57, Register's Office for Davidson County, Tennessee. (5) Charter of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 5, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **2105 Argo Place, Nashville, TN 37211**

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 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 20th day of **July, 2015.**

June D. Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **June D. Manning,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **July, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17