WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063094 DEEDWARR
Recvd: 07/31/15 11:18 2 pgs
Fees:13.00 Taxes:629.00
20150731-0075692

O-SR-15-4822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23rd~~ DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennette R. Frohman	**Summit Funding Inc.**	
(NAME)	(NAME)	**061-03-0-093.00**
86 Alta Avenue	**2241 Harvard Street Suite 200**	
(ADDRESS)	(ADDRESS)	
Legunitas, CA 94938	**Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHANNON REAVES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNETTE R. FROHMAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 on the Plan of Lindell Heights of record in Plat Book 1835, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon Reaves, unmarried by Warranty deed from Maureen L. Geist, unmarried of record in Instrument No. 20070921-0112873 Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on September 21, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4822 Lindell Street , Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF JULY, 2015.

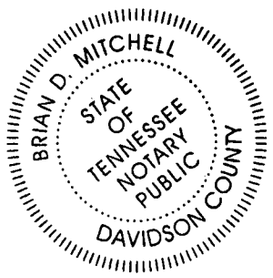
Shannon Reaves by John Gleaves,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHANNON REAVES, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANNON REAVES.

Witness my hand and official seal, this the 23rd of July, 2015.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212