(1)

BILL GARRETT, Davidson County
Trans:T20150064100 DEEDWARR
Recvd: 08/04/15 11:04 2 pgs
Fees:13.00 Taxes:528.73
20150804-0077062

State of Tennessee
County of Davidson County

The actual consideration or value, whichever is greater, for this transfer is **$142,900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2015.

Notary Public

My commission expires: 09-19-2016
(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edwin Marchante	**Summit Funding Inc.**	**149-04-0A-012.00-000**
900 Townview Place	**2241 Harvard St., Suite 200**	
Nashville, TN 37217	**Sacremento, 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Moss Springs, LLC, a Tennessee Limited Liability Company

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

Edwin Marchante and Noemi Marchante, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Town View, of record in Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150316-0022261, dated December 2, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **900 Townview Place, Nashville, TN 37217**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 31st day of July, 2015.

Moss Springs, LLC

By: Mark A. Marshall
Its Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark A. Marshall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member of Moss Springs, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Mark A. Marshall as Sole Member

Witness my hand, at office, this **31st** day of **July, 2015.**

Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY