WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Brittany S Clifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robinson L. Clifford and Brittany S. Clifford, husband and wife	Summit Funding, Inc.	25-3-27
(NAME)	(NAME)	
463 Moncrief Ave.	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151416

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, I/we, Thomas G. Miller and Heather A. Miller, husband and wife, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Robinson L. Clifford and Brittany S. Clifford, husband and wife, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 of the Re-subdivision of part of Lot No. 56, Moncrief's Subdivision, as of record in plat Instrument No. 20070928-0115782, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Thomas G. Miller and Heather A. Miller, husband and wife, by Warranty Deed from Rosalyn Y. Sprinkles, Executrix of the Estate of Walter R. Heath, dated May 23, 2006 and filed of record in Instrument 20060605-0066050 and re-recorded in Instrument 20060829-0106596, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 463 Moncrief Ave., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20150064292 DEEDWARR
Recvd: 08/04/15 12:51 2 pgs
Fees:13.00 Taxes:693.75
20150804-0077193

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of July, 2015

Thomas G. Miller

Heather A. Miller

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas G. Miller and Heather A. Miller, husband and wife, the within named bargainor, 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 31st of July, 2015.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY