WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068923 DEEDWARR
Recvd: 08/17/15 11:58 2 pgs
Fees:13.00 Taxes:610.50
20150817-0082363

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREG CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alan C. Mahacek	Summit Funding, Inc.	Parcel ID:
2917 Nautilus Drive	2241 Harvard St., Ste 200	13615004200
Nashville, TN 37217	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 considerations, the receipt of which is hereby acknowledged, we

Brandie Rochin, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alan C. Mahacek and Latonya Q. Mahacek, 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:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harbour Town Village, Section Two, of record in Plat Book 4675, Pages 146-147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandie Rochin, a married person, by deed from Bank of America, N.A., of record in Instrument 20141010-0094284, dated September 30, 2014, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4931, Page 667, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Pages 146-147, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2917 Nautilus Drive, 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 we do covenant with 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 hand this 22nd day of July, 2015.

Brandie Rochin

Brandie Rochin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandie Rochin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2015.

My Commission Expires: 7-2-18

Notary Public

