WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15Ue10

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150069397 DEEDWARR
Recvd: 08/18/15 10:41 2 pgs
Fees: 13.00 Taxes: 629.00

20150818-0082975

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

STATE OF TENNESSEE
COUNTY OF Williamson

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

Angela M Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2015.

Jessica Lascelle
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela M. Ford	SUMMIT FUNDING INC.	136-11-O-046.00
(NAME)	(NAME)	
3620 Wood Bridge Drive	2241 HARVARD ST., STE. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	SACRAMENTO, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles T. Gaulden and wife, Linda B. Gaulden**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela M. Ford, a single woman**, hereinafter called the GRANTEE (S), their heirs and/or 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. 407 on the Plan of Priest Lake Park Subdivision, Section 6, as of record in Book 5050, pages 21 through 22, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles T. Gaulden and wife, Linda B. Gaulden by Warranty Deed from Merrill Lynch Relocation Management, Inc., a California Corporation, dated 9/4/1984, recorded 9/14/1984 of record in Book 6381, Page 529, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 5050, Pages 21 through 22, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 5097, Page 566, in the Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3620 Wood Bridge Drive, Nashville, TN 37217

(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 11th day of August, 2015.

Charles T. Gaulden

Linda B. Gaulden

State of Tennessee
County of Williamson

Personally appeared before me Charles T. Gaulden and Linda B. Gaulden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2015.

Notary Public
My Commission Expires: 8/21/17

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARNETT JR
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027