WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150078548 DEEDWARR
Recvd: 09/16/15 08:54 2 pgs
Fees: 13.00 Taxes: 666.00

20150916-0093736

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

VALERIE L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm Expires June 4 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Chithambo	Summit Funding, Inc.	151-09-0-B-227.00 CO
(NAME)	(NAME)	
5312 Skip Jack Dr.	2241 Harvard Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE , **Cornelius Hill and wife, Latonya Hill,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Chithambo, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 178 on the Final Plat of Phase 3, Lakeside Cove at Percy Priest, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Cornelius Hill and wife, Latonya Hill, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated June 27, 2007, of record in Instrument No. 20070720-0086279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060825-0105210; restrictions of record in Instrument No. 20041105-0133677; Easement for transmission lines of record in Book 2336, page 614 and Book 4428, page 571; Easement for water line of record in Book 8175, page 783; Easement for sewer/ storm drainage of record in Instrument No. 20020212-0018699; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5312 Skip Jack Dr., Antioch, TN 37013
(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 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 our hands this 14th day of September, 2015.

Cornelius Hill

Latonya Hill

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cornelius Hill and Latonya Hill, 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 official seal at Franklin, Tennessee, this 14th day of September, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21283

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017