BILL GARRETT, Davidson County
Trans:T20150079502 DEEDWARR
Recvd: 09/18/15 10:23 2 pgs
Fees:13.00 Taxes:1498.50
20150918-0094886

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2015. Notary Public My Commission Expires: 8/18/18

LANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew T. Harms 131 Jefferson Square Nashville, TN 37215	Summit Funding, Inc. 2241 Harvard Street Ste. 200 Sacramento, CA 95815	131050A13100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER KIRKPATRICK-JUSTUS, a married woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW T. HARMS, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit G-131 on the plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime, established by Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693, Book 8550, Page 3, and Instrument Numbers 20051027-0130020 and 20100503-0033416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer B. Kirkpatrick by deed from Mary C. Goeden and husband, Gerald E. Goeden, of record in Instrument No. 20030604-0076643, dated June 2, 2003, re-recorded in Instrument No. 20030610-0080119, said Register's Office. Being further conveyed to Jennifer Kirkpatrick-Justus by deed from Jennifer B. Kirkpatrick (n/k/a Jennifer Kirkpatrick-Justus) of record in Instrument No. 20130417-0038267, dated April 9, 2013, said Register's Office.

James Edmund Justus joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Jennifer Kirkpatrick-Justus.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4675, page 12, said Register's Office.

3. Master Deed and By-Laws of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, said Register's Office. By-laws being amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, said Register's Office.

4. Rights of others in and to the use of the common areas/elements.

5. Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument No. 20020122-0008268, said Register's Office.

6. Grant of easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050158, said Register's Office.

This is improved property known as: **131 Jefferson Square, Nashville, TN 37215**.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of September, 2015.

Jennifer Kirkpatrick-Justus

James Edmund Justus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Kirkpatrick-Justus and James Edmund Justus, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2015

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____