BILL GARRETT, Davidson County
Trans:T20150082341 DEEDWARR
Recvd: 09/28/15 13:20 2 pgs
Fees:13.00 Taxes:551.30
20150928-0098261

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Oscar Nichols and
Susan Nichols
2829 Blue Brick Drive
Nashville, TN 37214

MORTGAGEE

Summit Funding, Inc.
2241 Harvard Street, Ste. 200
Sacramento, CA 95815

SEND TAX BILLS
Mortgagee
Summit Funding, Inc.
2241 Harvard St. Ste200
Sacramento, CA 95815

MAP-PARCEL:
MAP 09606 0
PARCEL 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathy Louise Biggs, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Oscar Nichols and Susan Nichols, 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. 12 on the plan of Section One Clover Bottom Subdivision, of record in Plat Book 1424, page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Louise Biggs, unmarried, by Warranty Deed from Linda C. Stanley, dated September 29, 2008, of record in Instrument No. 20081001-0099859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 50, subject to Easement Deed of record in Instrument No. 20100114-0003778, and an Affidavit In Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2829 Blue Brick Drive Nashville, TN 37214.**

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 22nd day of September, 2015.

Kathy Louise Biggs

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kathy Louise Biggs, the bargainor(s) 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 this 22nd day of September, 2015.

NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC

My Commission Expires: