Davidson County	DEEDWARR
Recvd: 10/13/15 14:33	2 pgs
Fees:13.00 Taxes:720.02	
20151013-0104237	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,600.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laeh Hardin	Summit Funding LLC	181-14A-169.00CO
(NAME)	(NAME)	
8533 Calistoga Way	2241 Harvard Street Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jo-Ann M. Fedaie, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laeh Hardin, a single woman, 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 Unit No. 223 on the Plan of The Villas at Concord Place, Phase 3 as shown on Exhibit "A-1" to the Second Supplemental Declaration (Annexing Phase 3) to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jo-Ann M. Fedaie, by Warranty Deed, from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070130-0012195, Register's Office for Davidson County, Tennessee, dated January 26, 2007, and recorded on January 30, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8533 Calistoga Way, Brentwood, TN 37027
(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 my hand this 9th day of October, 2015.

Jo-Ann M. Fedaie by [signature] her Attorney-in-fact
Jo-Ann M. Fedaie, by John Graffam
Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared John Graffam, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jo-Ann M. Fedaie, acting as that person's agent and attorney in fact, and the John Graffam acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jo-Ann M. Fedaie for the purposes therein contained.

WITNESS my hand and seal, this 9th day of October, 2015.

[signature]
Notary Public

My Commission Expires: 2/20/18

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

[signature]
Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

[signature]
Shelly M Smith

Commission Expires
4-24-2018