WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089645 DEEDWARR
Recvd: 10/21/15 10:36 2 pgs
Fees: 13.00 Taxes: 444.00
20151021-0107004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 8
(AFFIX SEAL)

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE JUDY MILLIKEN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kristine Renee Keith	Summit Fundings	042 08 0 041.00
(NAME)	(NAME)	
412 Amquiwood Court	2241 Harvard St #200	
(ADDRESS)	(ADDRESS)	
Madison 37115	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Barbara Donelson and Mary Douglas**, as joint tenants, with rights of survivorship and not as tenants in common hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristine Renee Keith**, unmarried, 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. 37 on the Plan of Heritage Place of record in Plat Book 5200, Page 628, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greg Jones and Tiffany Jones by Warranty Deed from Demonica E. Baker and James E. Baker and wife, Stephanie Baker, to be held as joint tenants with right of survivorship between Demonica E. Baker and James E. Baker dated June 21, 2005 and recorded July 6, 2005 as Instrument No. 20050706- 0077566, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital Journey LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated August 22, 2013 and recorded September 3, 2013 as Instrument No. 20130903- 0092386 pursuant to a foreclosed Deed of Trust dated June 21, 2005 and recorded as Instrument No. 20050706-0077567 by Gregory Jones and Tiffany Jones, husband and wife, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barbara Donelson and Mary Douglas, as joint tenants, with rights of survivorship and not as tenants in common by Deed from Capital Journey LLC dated January 31,

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C15-3036

2014 and recorded February 3, 2014 as Instrument No. 20140203-0009408, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 412 Amquiwood Court, Madison, TN 37115

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, has 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 19th day of October, 2015.

Barbara Donelson

Mary Douglas

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Barbara Donelson and Mary Douglas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-150815