BILL GARRETT, Davidson County
Trans:T20150089716 DEEDWARR
Recvd: 10/21/15 12:55 2 pgs
Fees:13.00 Taxes:573.50
20151021-0107092

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 155,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2015.

Notary Public

My commission expires: 9/11/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Miller **Elizabeth Miller**	**SUMMIT FUNDING. INC.**	**05905014700**
4132 Buenaview Ct	**2241 Howard Street, Sutie 200**	
Nashville, TN 37218	**Sacremento, CA 95815**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dale Hire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Miller and wife, Elizabeth Miller

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:

Being Lot No. 189 on the Plan of Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for said county.

Said Lot No. 189 fronts 78.41 feet on the Northerly broken margin of the Cul-De-Sac of Buenavista Court and runs back between lines 125 feet on the Southwesterly side and 142.5 feet on the Northeasterly side to a broken line in the rear measuring 105.1 feet thereon.

Being the same property conveyed to Dale Hire by Quitclaim Deed from Michael Maitland, an unmarried man dated 05/13/15 and recorded on 05/13/15 in Instrument No. 20150513-0043829, said Register's Office for said county.

Also being the same property conveyed to Michael Maitland by Substitute Trustee's Deed from Rubin Lublin TN, PLLC dated 05/01/15 and recorded on 05/12/15 in Instrument No. 20150512-0043641, said Register's Office for said county.

Also being the same property conveyed to Edward Lee Garvin and wife, Nettie M Garvin by Warranty Deed from B&H Company, a partnership composed of Ray Barrett and Earl Hawkins dated 07/13/72 and recorded on 07/14/72 in Book 4618, page 801, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4132 Buenaview Ct, Nashville, TN 37218.

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 in 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/our hand(s) this 16th day of October, 2015.

Dale Hire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dale Hire, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON