WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

John C Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2015.

WILLIAM D. CASTLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 05/06/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John C Crabtree	Summit Funding	181-10-OD 021.00 CO
(NAME)	(NAME)	
485 Highpoint Terrace	2241 Harvard St. Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Justin Harding and wife, Jaime Harding, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C Crabtree and wife, April Crabtree, 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 21 on the Plan of Jackson Valley Subdivision, Section Two, of record as Instument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Justin Harding and Jaime Harding from Jackson Valley Land, dated 10/08/2014, of record in Book and page , said Register's Office.

Jackson Valley Land received the property from GSH Development, LLC by deed, dated 03/18/2013 of record as Instrument No 20130320-0027421, said Register's Office
This is property known as 485 Highpoint Terrace Brentwood TN 37027

BILL GARRETT, Davidson County
Trans:T20150095051 DEEDWARR
Recvd: 11/09/15 08:27 2 pgs
Fees:13.00 Taxes:1405.63
20151109-0113543

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	485 Highpoint Terrace	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 our hands this 28 day of October, 2015.

Justin Harding by Jaime Harding Attorney in fact

Justin Harding

Jaime Harding

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, ~~Justin Harding~~ Jaime Harding with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28 day of October 2015.

Notary Public

My Commission Expires: 7-24-18

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jaime Harding, with whom I am personally acquainted, (or proved to me on the nasis of satisfactory evedince0 and who acknowledged herself the be the Power of Attorney for Justin Harding and that she as such Power of Attorne being authroizedso to do, did execute the forgoing documents by herself as such Power of Attorney by signing the name of Justin Harding.

Notary Public

7-24-18