This instrument prepared by and return to:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151872TN

BILL GARRETT, Davidson County
Trans:T20150097076 DEEDWARR
Recvd: 11/16/15 09:36 2 pgs
Fees:13.00 Taxes:592.00
20151116-0115888

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kathleen Carter	**Summit Funding, Inc.**	**173-11-A-97.00CO**
1005 Brianne Ct	**2241 Harvard Street, Suite 200**	
Antioch, TN 37013	**Sacramento, CA 95815**	

WARRANTY DEED

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 acknowledged, **Cadle Edwards and husband, Britt Edwards** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Kathleen Carter and husband, Steven D. Carter,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 76, on the Plan of Section Three, Stanford Village, of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Cadle Edwards and spouse, Britt Edwards, by Warranty Deed From Hannah Reichley, unmarried, of record dated 06/09/2008, and recorded 06/11/2008, in Instrument No. 200806110060373, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Cadle Edwards and husband, Britt Edwards** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Cadle Edwards and husband, Britt Edwards** further covenant and bind their 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.

This is property is known as: **1005 Brianne Ct, Antioch, TN 37013**.

Executed on this 29th day of October. 2015.

Cadle Edwards by Britt Edwards Attorney in Fact

Cadle Edwards

Britt Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Britt Edwards** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of October, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $400,000.00

Affiant

Notary Public 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Britt Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Cadle Edwards, and that he is authorized by Cadle Edwards, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 29th day of October, 2015.

Notary Public

My Commission expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19