This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 01/15/16 11:04 3 pgs
Fees:18.00 Taxes:566.10
20160115-0004361

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joshua A. Fiddler, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **LaRonce Stephens,*** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit: *AKA LaRonce K. Stephens unmarried

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Towne Village of the Country, Section 4B, of record in Plat Book 6250, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Joshua A. Fiddler, unmarried, by Quitclaim Deed from Sandra L. Fiddler, unmarried, dated 10/19/2010 and filed for record on 11/16/2010 in Instrument Number 20101116-0091737, Register's Office for Davidson County, Tennessee.

This is property also known as 802 Fall Court, Antioch, Tennessee, 37013.

Map and Parcel No. 150-7-384

Rebecca L. Fiddler, wife of Joshua A. Fiddler, joins in this conveyance to convey any right, title or interest she may have in the herein described property by virtue of her marriage to Joshua A. Fiddler.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 14 day of January, 2016.

Joshua A. Fiddler -Grantor

Rebecca L. Fiddler -Grantor

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua A. Fiddler and Rebecca L. Fiddler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 7-18-19

Grantee(s) Name, Address:	Send Tax Statement To:
LaRonce Stephens	Summit Funding INC
802 Fall Court	2241 Harvard Street Ste 200
Antioch, TN 37013	Sacramento, CA 95815

STATE OF TENNESSEE
COUNTY OF Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$153,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14 day of January, 2016.

Pepin Gardner
Affiant

Notary Public

(Seal)

My commission expires:
10.9.2019

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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.

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

Shelly M Smith

Commission Expires
4-24-2018