BILL GARRETT, Davidson County
Trans:T20160023588 DEEDWARR
Recvd: 03/23/16 10:59 2 pgs
Fees:13.00 Taxes:878.75
20160323-0027442

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0187

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $237,500.00

Affiant

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF Mar, 2016

Notary Public
Commission Expires: 1-13-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Friedman 5516 Fairhaven Drive Nashville, TN 37211	Summit Funding, Inc. 2241 Harvard Street, Suite 200 Sacramento, CA 95815	161-10-0B-107.00

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, I/WE,

Nancy Gail Bray, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Friedman and Ernest Chapman, wife and husband and Beth Chapman, a married woman

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. 298 on the plan of Villages of Brentwood, Second Revision - Phase Six, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

BEING the same property conveyed to Nancy Gail Bray by Quitclaim Deed from Aaron Chesley Bray (pursuant to terms of Final Decree of Divorce filed 5/23/11 in Docket No. 11D432 in the Eighth Circuit Court for Davidson County, Tennessee), said Quitclaim Deed being dated 2/15/11 and recorded 5/23/11 in Instrument Number 20110523-0039475; and the same property previously conveyed to Aaron Bray and wife, Nancy Bray by Warranty Deed from Mark A. Marshall, unmarried, dated 10/5/05 and recorded 11/9/05 in Instrument Number 20051109-0136070, Register's Office for Davidson County, Tennessee.

Aaron Bray, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Nancy Gail Bray.

Property address: 5516 Farihaven Drive, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5516 Fairhaven Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of March, 2016.

Nancy Gail Bray

Aaron Bray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Nancy Gail Bray and Aaron Bray
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 and official seal at Nashville, Tennessee this 18 day of March, 2016.

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)