BILL GARRETT, Davidson County
Trans:T20160032003 DEEDWARR
Recvd: 04/19/16 13:52 2 pgs
Fees:13.00 Taxes:573.50
20160419-0037799

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of April, 2016, by and between Barbara Coleman, unmarried, party of the first part, and Roxana D Rodriguez Flores, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot Number 110, on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Said Lot Number 110 fronts on the Northerly margin of Ladybird Drive and extends back, 215.70 feet on the Easterly side and 205.05 feet on the Westerly side to a line in the rear measuring 49.85 feet thereon.

Being all or part of the same property conveyed to Barbara Coleman by virtue of that certain Special Warranty Deed dated May 5, 2009, at Instrument No. 20090507-0042080 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3300, Page 64 and 65, Book 3400, Page 120, and Book 3436, Page 43 in said Register's Office, Tennessee.; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Barbara Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Barbara Coleman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Roxana D Rodriguez Flores

Tax Parcel No 13501007500

Property Address: 305 Ladybird Dr
Nashville, TN 37217

MAIL TAX
BILLS TO:
Summit Funding, Inc
2241 Harvard St, Ste 200
Sacramento, CA 95815

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of April, 2016.

Jennifer Crowell
Notary Public

My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY