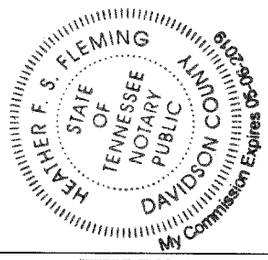
Davidson County DEEDWARR
Recvd: 04/19/16 13:55 2 pgs
Fees:13.00 Taxes:740.00
20160419-0037804

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this the 15th day of April, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

OPN-16-1587

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ashley Rae Gingerich	Summit Funding Inc 2241 Harvard Street STE 200 Sacramento, CA 95815	
311 Huntington Ridge Drive		161-11-0A-160.00-CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY A. FRANKS, AN UNMARRIED WOMAN AND WILLIAM N. DODDS, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY RAE GINGERICH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Townhouse No. 160, on the plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, revised in Plat Book 9700, Page 846, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William N. Dodds Jr., an unmarried person by Special Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20110909-0069983 Register's Office for Davidson County, Tennessee, dated September 07, 2011 and recorded on September 09, 2011.

Being the same property conveyed to Kimberly A. Franks and William N. Dodds, Jr., as tenants in common with right of survivorship by Quitclaim deed from William N. Dodds, Jr. of record in Instrument No. 20140401-0026607 Register's Office for Davidson County, Tennessee, dated March 04, 2014 and recorded on April 01, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 311 Huntington Ridge Dr. 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2016.

Kimberly A. Franks

Kimberly A. Franks

William N. Dodds, Jr.

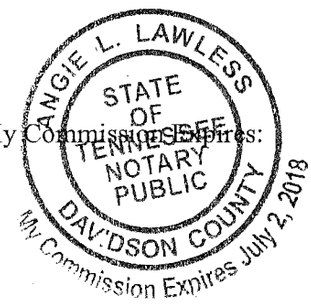
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly A. Franks and William N. Dodds, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2016.

Notary Public

My Commission Expires:

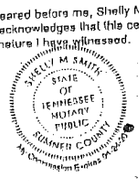


I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

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

Commission Expires
4-24-2018