Davidson County DEEDQC
Recvd: 05/09/16 11:33 4 pgs
Fees:22.00 Taxes:0.00
20160509-0045711

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

see attached Acknowledgment

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-8-2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON NIRAJ VANMALI

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Wagner	Summit Funding, Inc.	094160E07600 CO
(NAME)	(NAME)	
803 Spence Enclave Lane	2241 Harvard St., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rebekah Wagner ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Joshua Wagner ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 76, SPENCE ENCLAVE TOWNHOMES, PHASE 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20080222-0017508, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA WAGNER AND REBEKAH WAGNER, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM MICHAEL S. METCALF, A SINGLE MAN, DATED JUNE 25, 2014, OF RECORD IN INSTRUMENT NO. 20140625-0055559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY TO MICHAEL S. METCALF, A SINGLE MAN, BY WARRANTY DEED FROM R.J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 20TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090320-0025124, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 803 SPENCE ENCLAVE LANE, NASHVILLE, TN 37210.

This is: Improved property, known as 803 Spence Enclave Lane Nashville TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands on this 21st day of April 2016.

Becky Wagner

Rebekah Wagner

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Rebekah Wagner** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 21ST day of April 2016.

Araceli Romo
Notary Public

My Commission Expires: Sep. 22, 2019

PLEASE SEE ATTACHED CA Acknowledgment for NOTARY SEAL AND Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On April 21, 2016 before me, Araceli Romo (Notary)
(insert name and title of the officer)

personally appeared Rebekah Jael Wagner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Araceli Romo (Seal)

ARACELI ROMO
Commission # 2082867
Notary Public - California
Los Angeles County
My Comm. Expires Sep 22, 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018