G#28415-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/16 13:58 3 pgs
Fees:18.00 Taxes:1435.60
20160525-0052692

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is **$388,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2016.

Notary Public

My commission expires: 9/4/19
(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cari N. Hoffman and Michael W. Hoffman	**Summit Funding, Inc.**	**10211002700**
845 West Hillwood Drive	**2241 Harvard Street, Suite 200**	
Nashville, TN 37205	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bobbie E. Noblett, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cari N. Hoffman and Michael W. Hoffman, wife and husband

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. 183 on the Plan of Horton Heights, Section "B", of record in Book 2133, Page 70, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 101 feet on the southwesterly side of West Hillwood Drive, formerly known as Hainey Drive, and extends back 325 feet to the southeasterly line, 341.8 feet on the northwesterly line to a dead line and measures 149.2 feet thereon.

BEING the same property conveyed to David A. Noblett and spouse, Bobbie E. Noblett, by Warranty Deed dated July 24, 1995, from John E. Watson and spouse, Linda W, Watson, of record in Book 9739,

Page 347, Register's Office for Davidson County, Tennessee. Said interest is now vested in Bobbie E. Noblett as surviving tenant by the entirety, the said David A. Noblett died August 17, 2012.

THIS instrument is being executed on behalf of Bobbie E. Noblett, pursuant to a Durable Power of Attorney executed by her on the 5th day of February, 2013, of record in Instrument No. 20130221-0017242, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2133, Page 70, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **845 West Hillwood Drive, Nashville, TN 37205**.

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

Witness my/our hand(s) this **20th** day of **May, 2016.**

Bobbie E Noblett By
Carol Ann Noblett Bowling
Atty-In-Fact

Bobbie E. Noblett
By: Carol Ann Noblett Bowling, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Carol Ann Noblett Bowling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Bobbie E. Noblett,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Bobbie E. Noblett** for the purpose therein contained, by signing the name of **Bobbie E. Noblett** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **May, 2016.**

My Commission Expires: 2/13/17

Notary Public

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

