Davidson County DEEDWARR
Recvd: 06/29/16 10:48 2 pgs
Fees:13.00 Taxes:943.50
20160629-0066300

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-16-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
File # 16-8260 RIVERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank, please use the address of the new owner)	MAP-PARCEL
Robert Rivers and Sarah Rivers	Summit Funding Inc	086-04-0A-049.00 CO
404 Old Oak Way	2241 Honeycut St #200	
Hermitage, TN 37076	Sacramento, CA 95815	

FOR AND 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, WE,

ERNEST D. SHEPHERD, AND WIFE, BETTIE H. SHEPHERD

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

SARAH RIVERS, A SINGLE WOMAN AND ROBERT RIVERS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 404 Old Oak Way, Hermitage, TN 37076

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, 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 GRANTEE(S), their heirs and/or 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 our hand on the 29th day of June, 2016.

Ernest D. Shepherd

Bettie H. Shepherd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ERNEST D. SHEPHERD AND BETTIE H. SHEPHERD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of June, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-16-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 34, PHASE 2A, OAKCREST, as shown on plat of record in Plat Book 6900, Page 881, 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 Ernest D. Shepherd and wife, Bettie H. Shepherd by Warranty Deed from Larry Powell and wife, Carol Powell, recorded on the 3rd day of January, 1991 in Deed Book 8268, Page 141, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2A, OAKCREST, as recorded in Plat Book 6900, Page(s) 881, Boundary Plat recorded in Plat Book 6900, Page 384 and Plat Book 7900, Page 250, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7308, Page 874, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Oakcrest Homeowners Association/Oakcrest Property Owners Association recorded in Book 7589, Page 20 and Book 7662, Page 385.

f. Stormwater Detention Agreement as set forth in instrument recorded in Book 7233, Page 802.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

True Copy Certification

I Anita L. Leath, 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 notarized according to law.

Anita L. Leath

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leath, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Notary Public

Commission Expires 4-24-2018