Davidson County DEEDWARR
Recvd: 07/01/16 12:08 2 pgs
Fees:13.00 Taxes:366.30
20160701-0067760

File No. 166143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

April Sish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/29/18

(AFFIX SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

166074

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Luettke	Summit Funding, Inc.	043-02-0A-102.00-CO
(NAME)	(NAME)	
102 Cedarwood Lane	2241 Havard St., Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **PATTI LANE GUY F/K/A PATTI SUE LANE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN LUETTKE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *, a single woman

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Phase One, Cedarwood Courtyard Homes, of record in Plat Book 5200, Pages 60 and 61, as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Patti Sue Lane by Special Warranty Deed from Cadence Bank, N.A., dated June 27, 2013 and recorded July 1, 2013 in Instrument No. 20130701-0067762, as corrected by Scrivener's Affidavit of record in Instrument No. 20130904-0093196, Register's Office of Davidson County, Tennessee. The said Patti Sue Lane is now known as Patti Lane Guy.

Pat Guy, husband of Patti Lane Guy, joins in this instrument for the purpose of conveying such marital interest, if any, that he may have in and to the above described property.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) All matters appearing on the Plan of record in Plat Book 5200, page 61, as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions for of record in Book 5302, Page 546, as amended in Book 5495, Page 661, Book 6707, Page 216, Book 9010, Page 503 and Book 9010, Page 505, and Instrument No. 20070802-0092060, Register's Office for Davidson County, Tennessee; (4) By-Laws of record in Book 5307, Page 231, as amended in Instrument No. 20070802-0092059 and Instrument No. 20120921-0085950, Register's Office for Davidson County, Tennessee; (5) Charter for the Cedarwood Courtyard Homes Homeowners' Association of record in Book 5307, Page 226, Register's Office for Davidson County, Tennessee; (6) Conveyance of Common Areas of record in Book 5497, Page 595 and Book 5684, Page 678, Register's Office for Davidson County, Tennessee.; and, (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4845, page 36, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 102 Cedarwood Lane, Madison, Tennessee 37115

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 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 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 GRANTEE(S), 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 30th day of June, 2016.

Patti Lane Guy by Lisa Singleton ATF
Patti Lane Guy f/k/a Patti Sue Lane
by Lisa Singleton, Attorney in Fact

Pat Guy by Lisa Singleton ATF
Pat Guy by Lisa Singleton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this the 30th day of June, 2016, before me personally appeared **LISA SINGLETON**, to me known to be the person or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of **PATTI LANE GUY f/k/a PATTI SUE LANE and PAT GUY**, as their Attorney in Fact by Power of Attorney recorded immediately prior hereto in Instrument No. 20160701-0067759, and acknowledged that she executed the same as the free act and deed of the said **PATTI LANE GUY f/k/a PATTI SUE LANE and PAT GUY.**

Witness my hand at office this 30th day of June, 2016.

Commission expires: 3/18/19

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith
Commission Expires
4-24-2018