

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 60
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/01/16 12:42 3 pgs
Fees:18.00 Taxes:1021.20
20160701-0067792

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Seth Buntin	**Summit Funding, Inc.,**	**141-05-0A-196.00-CO**
1292 Scarcroft Lane	**2241 Harvard Street, Suite 200**	
Nashville, TN 37221-6713	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Erica J. Huss, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Seth Buntin and Adrian Buntin, husband wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 196 on the Plan of Final Plat of Avondale Park, Phase 2, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Erica J. Wilkinson, unmarried, by Warranty Deed dated April 29, 2013, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument No. 20130430-0042806 in the Register's Office for Davidson County, Tennessee; the said Erica J. Wilkinson having since married Daniel Huss and is now known as Erica J. Huss.

Daniel Huss, spouse of Erica J. Huss, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 1292 Scarcroft Lane, Nashville, TN 37221-6713.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of June, 2016.

Erica J. Huss

Daniel Huss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Erica j. Huss and Daniel Huss, the bargainors, 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 and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of June, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316196

SP 11/2015

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY