WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

G-VRES-16-0100-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos Aro	**Summit Funding, Inc., A Corporation ISAOA**	
(NAME)	(NAME)	**132-09-0A-012.00-CO**
100 Brattlesboro Drive	**2241 Harvard St. Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4248	**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 consideration, the receipt of which is hereby acknowledged, **ANDREW D. STEWART, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS ARO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of Brattlesboro Condominiums, a horizontal property regime established by a Master Deed, of record in Book 6092, Page 184, Register's Office for said County, and being located upon Lot No. 7 on the Plan of Condominium Site Plan Brattlesboro of record in Plat Book 5800, Page 226, as amended in Book 6122, Page 200, Register's Office for said County.

Being the same property conveyed to Andrew D. Stewart, unmarried by Warranty deed from Shane Burton, unmarried of record in Instrument No. 20070424-0048708 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 24, 2007.

Andrew D. Stewart having since married. The above property was investment property for the Grantor and has never been the principal marital residence for Andrew D. Stewart and wife, Laura Stewart.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 225 and 226 as amended in Book 6122, Page 200, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Brattlesboro Drive , Nashville, Tennessee 37204-4248**.

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.

BILL GARRETT, Davidson County
Trans:T20160056807 DEEDWARR
Recvd: 07/05/16 10:05 2 pgs
Fees:13.00 Taxes:887.63
20160705-0068212

Witness my/our hand(s) this the 30th DAY OF JUNE, 2016.

Andrew D. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW D. STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212