WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160060879 DEEDWARR
Recvd: 07/15/16 10:57 2 pgs
Fees: 13.00 Taxes: 495.80
20160715-0072875

PATRICIA PURCELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin P. Maschmeier	Summit Funding, Inc.	Parcel ID:
2503 David Dr.	2241 Harvard St., Ste. 200	09508014300
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, we

John Paul Dunsford and Gary Lee Dunsford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kevin P. Maschmeier and wife, Brooke H. Maschmeier

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:

Being Lot No. 43 on the Plan of Woodberry Park, as of record in Book 2133, Page 117, 118, and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 80 feet on the south side of David Drive, and runs back between lines measuring 210.2 feet on the west line and 178.2 feet on the east line, to a dead line in the rear measuring 122.3 feet thereon.

BEING the same property conveyed to A. Raymond Dunsford and wife, Naomi Ruth Dunsford by Quitclaim Deed from Naomi Ruth Dunsford, of record in Book 8480, Page 522, dated November 2, 1991, Register's Office for said County. The said A. Raymond Dunsford died November 14, 2008. The said Naomi Ruth Dunsford died December 31, 2009.

This conveyance is subject to Restrictive Covenants of record in Book 2297, Page 194, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 117, 118, and 119, said Register's Office.

Power of Attorney of record in Instrument 20160715-0072874, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2503 David Dr., Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with 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 our hands this 14th day of July, 2016.

John Paul Dunsford by Gary Lee Dunsford

John Paul Dunsford by Gary Lee Dunsford,
Attorney in Fact

Gary Lee Dunsford

Gary Lee Dunsford

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 Gary Lee Dunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Gary Lee Dunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of John Paul Dunsford as his/her/their Attorney in Fact as the free act and deed of the within named John Paul Dunsford.

Witness my hand and official seal at Nashville, Tennessee the 14th day of July, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.