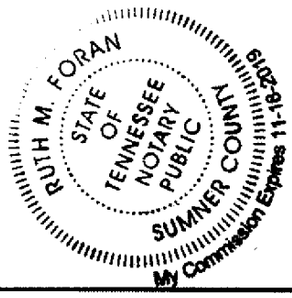
Davidson County DEEDWARR
Recvd: 08/10/16 08:24 3 pgs
Fees:18.00 Taxes:386.65

20160810-0082975

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Siobhan Mae Parks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Siobhan Mae Parks	SUMMIT FUNDING, INC.	075-16-O-003.00
(NAME) 714 Mercer Drive	(NAME) 2241 Harvard Street Suite 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 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, we, **Tera L. Tidwell , unmarried and Karen Tidwell, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Siobhan Mae Parks, a married woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41A, on the plat of Zone Lot Division, Lots 41, 45, 46 & 73, Meadows of Tulip Grove, Section One, as shown on plat of record in Plat Book 5200, Page 612, as amended in Plat Book 6250, Page 554, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed of record.

Being the same property conveyed to Tera L. Tidwell, unmarried and Karen Tidwell, a married woman by Warranty Deed from Teya Ware and husband, Philip Ware, dated 09/23/2008 recorded 09/25/2008, of record in Instrument No. 20080925-0097543, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence of Karen Tidwell and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters shown on the plat of record in Plat Book 5200, Page 612, as amended in Plat Book 6250, Page 554, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6291, Page 899, in the Register's Office for Davidson County, Tennessee. Easement Deed of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 714 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 29th day of July, 2016.

Tera L. Tidwell

Karen Tidwell

State of Tennessee
County of Wilson

Personally appeared before me Tera L. Tidwell and Karen Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public Sheila McCord
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

