WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073046 DEEDWARR
Recvd: 08/22/16 11:56 2 pgs
Fees:13.00 Taxes:1331.63

20160822-0087526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Benjamin Birch Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Birch Ward and Lisa Palmer Ward	Summit Funding, Inc.	
(NAME)	(NAME)	
1975 Saddleback Drive	P.O. Box 13010	16/251
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Sacramento, CA 95813	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BILL M. GRISSOM AND COLLEEN W. GRISSOM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN BIRCH WARD AND LISA PALMER WARD, HUSBAND AND WIFE,** 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:

Land in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being further described as follows:

Commencing at an iron rod in the southern right of way of Union Hill Road, said point being the northwest corner of the property belonging to Frank C. Davis, et ux, of record in Book 4426, page 278, and the northeast corner of the property belonging to George T. Spencer, et ux, of record in Book 4006, page 68; thence south 17 deg. 25' 57" east a distance of 1524.01 feet to an iron rod in the center of a public access, utility and drainage easement of record in Book 9417, page 284, RODCT, said rod being the true point of beginning; thence north 43 deg. 33' 54" east a distance of 1,033.93 feet to an iron rod; thence south 65 deg. 20' 32" east a distance of 33.46 feet to an iron rod; thence south 19 deg. 35' 08" west a distance of 994.71 feet to an iron rod in the center of the aforesaid Public Access, Utility & Drainage Easement; thence with the said easement north 75 deg. 37' 53" west a distance of 178.63 feet; thence along the arc of a curve to the right, said curve having a radius of 383.96 feet, arc length of 195.65 feet, central angle of 29 deg. 11' 45", a chord bearing of north 61 deg. 01' 59" west and a chord length of 193.54 feet; thence north 46 deg. 26' 06" west a distance of 92.68 feet to the true point of beginning.

Being the same property conveyed to B. M. Grissom and Colleen W. Grissom, husband and wife, by deed from Timothy Brian Dillman and wife, Nancy Dillman, of record in Book 11044, page 715, Register's Office for Davidson County, Tennessee. B. M. Grissom conveyed his interest in said property to Billy Matthew Grissom, Trustee U/A/D Mar 02, 2000 of the Billy Matthew Grissom Revocable Living Trust Agreement by Quitclaim Deed of record in Instrument No. 20000306-0022443, said Register's Office. Colleen W. Grissom conveyed her interest in said property to Colleen Wilt Grissom, Trustee U/A/D Mar 02, 2000 of the Colleen Wilt Grissom Revocable Living

Trust Agreement by Quitclaim Deed of record in Instrument No. 20000306-0022449, said Register's office. Colleen Wilt Grissom Trustee U/A/D March 02, 2000 of the Colleen Wilt Grissom Revocable Living Trust, and Billy Matthew Grissom, Trustee U/A/D March 02, 2000 of the Billy Matthew Grissom Revocable Revocable Living Trust conveyed their interests in said property to Bill M. Grissom and Colleen W. Grissom by Quitclaim Deed of record in Instrument No. 20021115-0141967, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; easements of record in Book 9476, page 958, Book 9417, page 284 and Book 9752, page 68, said Register's Office; and restrictive covenants of record in Book 10024, page 591, Book 11003, page 852, Instrument No. 20001004-0098657 and Instrument No. 20080611-0059935, said Register's Office.

unimproved
This is improved x property, known as 1975 Saddleback Drive, Goodlettsville, TN 37072
(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 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 my hand this 17th day of August, 2016.

BILL M. GRISSOM

COLLEEN W. GRISSOM

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 Bill M. Grissom and Colleen W. Grissom, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019