WARRANTY DEED

NIRANJAN MANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 26-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry Cullom	Summit Funding, Inc.	093-06-0A 012.00
(NAME)	(NAME)	
301 Demonbreun St., Unit 209	2241 Harvard St., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/06/16 13:48 3 pgs
Fees:18.00 Taxes:888.00
20160906-0093430

This Deed become Effective August 30,2016.

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Phillip E. Duckworth, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Cullom and Sheila Cullom, THEIR HEIRS AND 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 UNIT NO. 209, ON THE HORIZONTAL PROPERTY REGIME FOR ENCORE, A RESIDENTIAL CONDOMINIUM, AS RECORDED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080225-0018429 AND MASTER DEED OF RECORD IN INSTRUMENT NO. 20080225-0018425 AND AMENDED IN INSTRUMENT NO. 20111104-0086473 AND INSTRUMENT NO. 201111215-0097929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP E. DUCKWORTH BY WARRANTY DEED FROM AMANDA L. DREWRY, DATED JANUARY 16, 2015, OF RECORD IN INSTRUMENT NO. 20150116-0004601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPETY CONVEYED TO AMANDA L. DREWRY, BY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20090902-0082398, DATED AUGUST 31, 2009, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 301 DEMONBREUN ST., UNIT 209, NASHVILLE, TENNESSEE 37201.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	301 Demonbreun St., Unit 209 Nashville TN 37201				
		(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 our hands 08/30/16.

Phillip E. Duckworth

8/29/16

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Phillip E. Duckworth with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 29 day of August 2016.

Erin Kasey Johnson Woods
Notary Public

My Commission Expires: January 27, 2020

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115077 ERIN KASEY JOHNSON WOODS Commission Expires Jan. 27, 2020 RANKIN COUNTY

True Copy Certification

I, Dellana Lowhorn, 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 Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn 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:
Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018