THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Courtney Lee
704 Ridgeview Court
Antioch, TN 37013
SEND TAX BILLS TO:
Summit Funding, Inc.
2241 Harvard Street, Suite 200
Sacramento, CA 95815

BILL GARRETT, Davidson County
Trans:T20160084404 DEEDWARR
Recvd: 09/26/16 13:29 2 pgs
Fees:13.00 Taxes:377.03
20160926-0101307

WARRANTY DEED

(Map 173-01-0, Parcel 265.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **WENDY M. SHARP, a single person,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **COURTNEY LEE, a single woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 16B, on the plan of the re-subdivision of Lots 1 thru 5 and 7 thru 16, Zone lot Division Dreamland Estates Southeast, Section 3, according to plat and survey of same appearing of record in Plat Book 6250, page 282, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Wendy M. Sharp, a single person, by Warranty Deed from Linda J. Goodwin, unmarried and Timothy S. Cole and wife, Jennifer K. Cole, dated November 30, 2000, of record in Instrument No. 20001206-0119985, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 282; to restrictive covenants of record in Book 6376, page 121; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 704 Ridgeview Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 20 day of September, 2016.

WENDY M. SHARP

STATE OF California)
COUNTY OF San Bernardino)

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

Witness my hand and official seal, this the 20 day of September, 2016.

Notary Public

My Commission Expires: 12/20/2017

(SEAL)

THOMAS P. MULLEN
Commission # 2052655
Notary Public - California
San Bernardino County
My Comm. Expires Dec 20, 2017

AFFIDAVIT

STATE OF)
COUNTY OF)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $101,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of September, 2016.

Notary Public

My commission expires: May 20, 2017

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20160683