39-B

BILL GARRETT, Davidson County
Trans:T20160085280 DEEDWARR
Recvd: 09/28/16 13:58 2 pgs
Fees:13.00 Taxes:2294.00
20160928-0102324

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 620,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2016.

Notary Public

My commission expires: 5/8/18

DAVIDSON COUNTY TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael G. Rau **Megan Rau**	~~New Owner~~ Summit Funding, Inc.	**14512000700**
1008 Norfleet Drive	2241 Harvard St., Ste 200	
Nashville, TN 37220	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 ACKNOWLEDGE, WE,

Jeff Browning and Kathleen Browning, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Rau and Megan Rau, 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 Davidson County, Tennessee, being Lot 42, Lakeview Manor, as shown on plat of record in Plat Book 2133, Pages 39-41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff Browning and Kathleen Browning, husband and wife, from Rebecca A. Broussard, Trustee of the Rebecca Ann Broussard Trust U/T/A dtd 12/8/1993, by Warranty Deed dated August 21, 2014 of record in Instrument No. 20140827-0078135, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rebecca A. Broussard, Trustee of the Rebecca Ann Broussard Trust U/T/A dtd 12/8/1993, from Dwight Wiles, Trustee of the Rae Land Trust, dated November 26, 2012, by Warranty Deed dated September 19, 2013 of record in Instrument No, 20131009-0106212, corrected in Instrument No. 20140108-0002178, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1008 Norfleet Drive, Nashville, TN 37220.

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 in 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/our hand(s) this 13th day of September, 2016.

Jeff Browning

Kathleen Browning by Jeff Browning Attorney in fact
Kathleen Browning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeff Browning ~~and Kathleen Browning~~, the within named Grantor(s), 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, at office, this 13th day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Jeff Browning, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Kathleen Browning, and is authorized by herto execute this instrument on her behalf, as hers free act and deed.

Witness my hand, at office, this 13th day of September, 2016.

Notary Public

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Commission Expires: DEC 27 2017