WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087210 DEEDWARR
Recvd: 10/04/16 12:51 2 pgs
Fees:13.00 Taxes:1006.40
20161004-0104615

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-10-2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2276B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sandra Amezquita and Cece Lopez Amezquita	Summit Funding, Inc	076-09-0A-002.00-CO
800 Chandler Grove	2241 Harvard St., Ste 200	
Hermitage, TN 37076-4200	Sacramento, CA 95815	

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,

SAMUEL I. NIEVES, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA AMEZQUITA, A MARRIED WOMAN AND CECE LOPEZ AMEZQUITA, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 2 on the Plan of Final Plat of Chandler Grove of record in Plat Book 7900, Page 796 as amended in Book 7900, Page 802 and corrected by Surveyor's Correction of record in Book 9942, Page 837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel I. Nieves, married by Warranty deed from Sandra J. Corley of record in Instrument No. 20120822-0075602 Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on August 22, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 796 as amended in Book 7900, Page 802 and corrected by Surveyor's Correction recorded in Book 9942, Page 837, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9480, Page 4, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9480, Page 16, in the Register's Office for Davidson County, Tennessee.

Easement to Southern Bell Telephone and Telegraph Co. of record in Book 1104, Page 400, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 800 Chandler Grove, Hermitage, TN 37076-4200

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 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 hand on the 30th day of September, 2016.

Samuel I. Nieves by J., Attorney in Fact

Samuel I. Nieves

By: J. Carlton Drumwright, Attorney-In-Fact

Nancy Nieves by J., Attorney in Fact

Nancy Nieves

By: J. Carlton Drumwright, Attroney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Samuel I. Nieves and Nancy Nieves for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Samuel I. Nieves and Nancy Nieves and is authorized by Samuel I. Nieves and Nancy Nieves to execute this instrument on their behalf.

Witness my hand and official seal, this 30th day of September, 2016.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2276B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027