Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $408,000.00

Affiant

Subscribed and sworn to before me, this 31 day of October 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/31/16 14:10 3 pgs
Fees:18.00 Taxes:1509.60
20161031-0114923

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert Webb	Summit Funding	P. O 091 02 0 327.00
6202A Louisiana Ave	2241 Harvard St., Ste 200	
Nashville TN 37209	Sacramento, CA 95815	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Landry Humphries and Daniel Windsor hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert Webb and Lauren Webb, husband and wife 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:

Being Unit A of 6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, according to the Master Deed of record as Instrument No. 20160216-0014444, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6202 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160216-0014444 Register's Office for Davidson County, Tennessee, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Landry Humphries and Daniel Windsor by deed dated November 13, 2015 from Byron Gregory Cummings of record in Instrument No. 20151125-0119545 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20160216-0014444 and in any allied instruments(s) referred to in said restrictions. 3) Matters appearing on the plan of Cherokee Park Subdivision of record in Book 161 Page 75

This property is improved property known as 6202A Louisiana Ave, Nashville, Tennessee 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31 day of October, 2016.

Landry Humphries

Daniel N. Windsor by Landry Humphries His Attorney-in-fact

Daniel Windsor, by Landry Humphries, His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2016, before me personally appeared Landry Humphfires to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Windsor acknowledged that such person executed the same as the free act and deed of Daniel Windsor.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19
FILE NO: 09725

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY