WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value for this transfer, whichever is greater, is $304,001.00 Affiant Subscribed and sworn to me, this the 8th day of November 20 16 Notary Public My commission expires: 04/01/2017

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2747578

Return to:

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
1748 Haleys Hope Ct NASHVILLE, TN 37209	Chad Swiney Gregory Brewer Anderson	Summit Funding, Inc. 2241 Harvard Street, Ste. 200 Sacramento, CA 95815	114-07-0-B-85.00CO

THIS INDENTURE is made effective the 8th day of November, 20 16, by **Tania Weathers and husband, Spencer Weathers**. First Parties, for the purpose of conveying the premises described herein to Chad Swiney, a single man, and Gregory Brewer Anderson, a single man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section Seven, Addition to Westchase, R20 Cluster Lot P.U.D., of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20070627-0076862, 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 Tania Weathers, a married woman by Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20130619-0062734, Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 19, 2013. (Value of consideration shown in aforementioned deed $224,392.00.)

Spencer Weathers, husband of Tania Weathers, First Party, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Tania Weathers, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and all matters shown on the Plan of record as Instrument No. 20051202-0144886, corrected at Instrument No. 20070627-0076862; P.U.D. Boundary of record in Book 9700, Page 521 and Instrument No. 20040927-0116001; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Addition at Westchase Property Owners Association, Inc. with By-Laws appended thereto, of record in Instrument No. 20050602-0062617; Charter of The Addition at West chase Property Owners Association, Inc. of record in Instrument No. 20060302-0024488; Rules and Regulations for Westchase Property Owners Association, Inc. of record in Instrument No. 20151210-0124243 and Instrument No. 20160308-0021966; Conveyance of Common Area to The Addition at Westchase Property Owners' Association, Inc. of record in Instrument No. 20071109-0132493; TVA Easement of record in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14; Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720 and Book 5258, Page 261; Easement for Public Utilities of record in Book 8626, Page 852 and Book 8626, Page 261 and Instrument No. 20020411-0045301, Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106; Rights of ingress and egress to and from a family cemetery of record in Book 2484, Page 315; and Stormwater Detention Agreement of record in Instrument No. 20041020-0126238, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160100755 DEEDWARR
Recvd: 11/15/16 12:30 2 pgs
Fees:13.00 Taxes:1124.80
20161115-0120332

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year _____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Tania Weathers

Tania Weathers

Spencer Weathers

STATE OF COLORADO)
COUNTY OF DENVER)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Tania Weathers**, 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 SEAL AT OFFICE, in DENVER County, this the 24TH day of OCTOBER _____, 20 16 .

Ryan Madrid

NOTARY PUBLIC

My Commission Expires: 03-05-2017

RYAN TIMOTHY MADRID
Notary Public
State of Colorado
Notary ID 20134011528
My Commission Expires Mar 5, 2017

STATE OF COLORADO)
COUNTY OF DENVER)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Spencer Weathers**, 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 SEAL AT OFFICE, in DENVER County, this the 24TH day of OCTOBER _____, 20 16 .

Ryan Madrid

NOTARY PUBLIC

My Commission Expires: 03-05-2017

RYAN TIMOTHY MADRID
Notary Public
State of Colorado
Notary ID 20134011528
My Commission Expires Mar 5, 2017

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.