WARRANTY DEED

B-BR-16-707-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/25/20 (AFFIX SEAL)

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Cameron Morris and Victoria Morris	**Summit Funding, Inc.**	
(NAME) **707 North Chestnut Court**	(NAME) **2411 Harvard Street, Suite 200**	**064-11-0A-044.00-CO**
(ADDRESS) **Hermitage, TN 37076-1350**	(ADDRESS) **Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EVAN B. LEMONS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN CAMERON MORRIS AND VICTORIA MORRIS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 44 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, 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 Evan B. Lemons, an unmarried man by Warranty deed from John W. Williams and wife, L. Pearl Williams of record in Instrument No. 20150806-0078410 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015. And further being the same property conveyed to Evan B. Lemons, a married man by Quitclaim deed from Evan B. Lemons, a married man, who acquired title as an unmarried man, joined by his wife, Heather Wallin Lemons of record in Instrument No. 20160831-0091235 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 31, 2016. Heather W. Lemons joins in the conveyance of this instrument to convey any and all rights in and to said property.

This Instrument was executed on behalf of Heather W. Lemons, by Loy Carney pursuant to the Power of Attorney executed by Heather W. Lemons on October 25, 2016, of record in Instrument No. 20161116-0120785, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Evan B. Lemons, by Loy Carney pursuant to the Power of Attorney executed by Evan B. Lemons on October 25, 2016, of record in Instrument No. 20161116-0120786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 821 and 822, 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 6783, Page 805, amended in Book 6777, page 453, Book 7189, Page 553 and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.
- Charter for Caleb Chase HOA of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7189, Page 581, Register's Office for Davidson, County, Tennessee.
- Deed of common areas to HOA of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160101174 DEEDWARR
Recvd: 11/16/16 10:31 3 pgs
Fees:18.00 Taxes:852.85
20161116-0120787

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. MTL5550

- Storm water detention agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 North Chestnut Court , Hermitage, Tennessee 37076-1350**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 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/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

Evan B. Lemons by Loy Carney,
Attorney in Fact

Heather W. Lemons by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVAN B. LEMONS AND HEATHER W. LEMONS, and who acknowledged he/she/they executed the same as the free act and deed of the said EVAN B. LEMONS AND HEATHER W. LEMONS.

Witness my hand and official seal, this the 14th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212