WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160114965 DEEDWARR
Recvd: 12/30/16 10:04 3 pgs
Fees: 18.00 Taxes: 1372.89
20161230-0137295

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James R. Brown	Summit Funding, Inc.	03000009400
(NAME)	(NAME)	
6750 Old Hickory Blvd.	2241 Harvard St., Ste 200	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Rodger Kelly, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Brown, a married man and Denise Ceule, a single woman, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN FOUND IN THE CENTERLINE OF AN OLD ROADBED AND THE CENTERLINE OF AN EXISTING GRAVEL DRIVE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO MICHAEL J. SVOBODA AND WIFE, CHERYL A. SVOBODA, FROM J.W. LARKIN, OF RECORD IN BOOK 6243, PAGE 229, RODCT, SAID PROPERTY KNOWN AS PARCEL NO. 255 ON TAX MAP NO. 39;

THENCE, NORTH 47°45'0" WEST, 350.00 FEET, MORE OR LESS, (ORIGINAL DEED DIMENSION WAS 512.00 FEET) TO A POINT;

THENCE, NORTH 0°20'0" EAST, 172.00 FEET TO A POINT;

THENCE, NORTH 14°30'0" WEST, 327.00 FEET TO A POINT;

THENCE, NORTH 31°40'0" EAST, 163.00 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD;

THENCE, WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, IN A SOUTHERLY, SOUTHEASTERLY, AND EASTERLY DIRECTION A DISTANCE OF 885.00 FEET, MORE OR LESS, (ORIGINAL DEED DIMENSION WAS 1154.00 FEET) TO A POINT;

THENCE, SOUTH 47°20'0" WEST, 54.57 FEET (ORIGINAL DEED DIMENSION WAS 193.00 FEET) TO AN IRON PIN;

THENCE, SOUTH 40°50'0" WEST, 110.00 FEET TO AN IRON PIN;

THENCE, SOUTH 49°42'6" EAST, 155.30 FEET TO AN IRON PIN;

THENCE, SOUTH 44°20'33" EAST, 77.72 FEET TO AN IRON PIN;

THENCE, SOUTH 16°19'54" EAST, 77.66 FEET TO AN IRON PIN;

THENCE, SOUTH 6°19'47" WEST, 124.85 FFET TO AN IRON PIN;

THENCE, SOUTH 0°48'21" WEST, 197.95 FEET TO AN IRON PIN;

THENCE, SOUTH 77°3'45" WEST, 72.99 FEET TO AN IRON PIN;

THENCE, NORTH 13°52'37" WEST, 554.94 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RODGER KELLY BY WARRANTY DEED FROM DEBORAH H. REDICK, AS SURVIVING TENANT BY THE ENTIRETY, DATED NOVEMBER 18, 2013, OF RECORD IN INSTRUMENT NO. 20131118-0118784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 6750 OLD HICKORY BLVD., WHITES CREEK, TENNESSEE 37189.

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	6750 Old Hickory Blvd. Whites Creek TN 37189				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 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 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 our hands 12/21/16.

Rodger Kelly

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, in and for said County and State, appeared, Rodger Kelly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 12/21/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

EXHIBIT A - EASEMENTS

1. EASEMENT "A" - a twenty foot (20') wide ingress-egress easement extending from the easterly margin of the subject property to the westerly margin of Old Hickory Boulevard the centerline of said easement is described as follows:

BEGINNING at a point in the easterly margin of the King property, said point being North 49 degrees 42 minutes 06 seconds West, 91.00 feet from an iron pin;

THENCE, North 81 degrees 26 minutes 18 seconds West, 76.04 feet to an iron pin;

THENCE, North 52 degrees 19 minutes 23 seconds West, 66.73 feet to a point;

THENCE, North 23 degrees 07 minutes 53 seconds West, 156.02 feet to a point;

THENCE, North 7 degrees 01 minutes 09 seconds West, 162.29 feet to a point;

THENCE, North 2 degrees 49 minutes 10 seconds East, 130.47 feet to a point;

THENCE, North 18 degrees 45 minutes 00 seconds West, 200.31 feet to a point;

THENCE, North 4 degrees 25 minutes 12 seconds West, 104.47 feet to a point;

THENCE, North 12 degrees 20 minutes 58 seconds East, 68.13 feet to a point;

THENCE, North 49 degrees 27 minutes 00 seconds East, 47.24 feet to a nail in the centerline of Old Hickory Boulevard.

2. EASEMENT "B" - a ten foot (10') wide utility access easement, the centerline of said easement is described as follows:

BEGINNING at a nail in the southwesterly margin of Old Hickory Boulevard, said nail being West, 70.00 feet, more or less, from the easterly most corner of the subject property;

THENCE, South 13 degrees 58 minutes 38 seconds East, 61.64 feet to a point;

THENCE, South 46 degrees 58 minutes 21 seconds East, 7.65 feet to a point in the easterly property line of the subject property.