Davidson County DEEDWARR
Recvd: 03/08/17 10:21 3 pgs
Fees:18.00 Taxes:802.90
20170308-0022846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $217,000.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2017

Notary Public
My Commission expires: 12-3-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Powers	Summit Funding, Inc.	062-13-0-016.00
2209 Murray Place	2241 Harvard St. Suite #200	
Nashville, TN 37216	Sacramento, CA 95815	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 2209 Murray Place Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Powers, unmarried and Pamela Lehman, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 and parts of Lot Nos. 37 and 32 on the Map of Greenland Estates, Block "A", as of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Murray Place at the common corner of Lot Nos. 35 and 36 of Block "A" of said subdivision, thence with the line between said lots northwesterly 200 feet to a point; thence westerly 60 feet to a point in the northerly line of Lot No. 32 of said subdivision; thence southeastwardly parallel with the first line 200 feet to a point in the northerly margin of Murrey Place; thence with the margin of same eastwardly 60 feet to the beginning.

Being the same property conveyed to Andy Maloney, as Trustee for The 2209 Murray Place Trust, from Kip R. Murphy, by deed on December 6, 2016, of record in Instrument Number 20161207-0128742, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed as Successor Trustee for The 2209 Murray Place Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1218, page 648, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2209 Murray Place, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this February 28, 2017.

The 2209 Murray Place Trust,

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Succesoor Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2017

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON