Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1059

9:52
(1)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathy A. May, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Cahill, a married woman**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 80 on the Plan of Connell Estates, Section III, of record in Book 3600, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward N. May and wife, Kathy A. May by deed from Gerald E. Bingham and wife, Laura Joan Bingham, dated February 13, 1998, of record in Book 10796, page 257, Register's Office for Davidson County, Tennessee. Edward N. May, having since died on January 4, 2015.

The property address is 407 Isaac Drive, Goodlettsville, TN 37072

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 407 Isaac Drive, Goodlettsville, TN 37072.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20170020427 DEEDWARR
Recvd: 03/09/17 11:58 2 pgs
Fees:13.00 Taxes:732.60
20170309-0023459

WITNESS THE EXECUTION HEREOF this 27 day of February, 2017.

Kathy A. May

State of FLORIDA)
County of POLK)

On this 27 day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathy A. May, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sharen Coltrane
Notary Public

My Commission Expires: 5/5/18

SHAREN COLTRANE
Notary Public - State of Florida
My Comm. Expires May 5, 2018
Commission # FF 119238

State of ~~Tennessee~~ Florida)
County of ~~Davidson~~ POLK)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 198,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2017.

Sharen Coltrane
Notary Public

My Commission Expires: 5/5/18

SHAREN COLTRANE
Notary Public - State of Florida
My Comm. Expires May 5, 2018
Commission # FF 119238

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Karen Cahill 407 Isaac Drive Goodlettsville, TN 37072	Summit Funding, Inc., 2241 Harvard St., Suite 200 Sacramento, CA 95815	18-3-30.00