(1)

Davidson County DEEDWARR Recvd: 04/26/17 14:19 3 pgs Fees:18.00 Taxes:603.10 **20170426-0041087**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $163,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My commission expires: 5.25.20
(Notary Stamp)	

RYAN RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Hobbs	Summit Funding, Inc	161-11-0A-058.00-CO
400 Huntington Ridge Drive	2241 Harvard St, ste 200	
Nashville, TN 37211	Sacramento, CA 95815	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Leecia B. Penrod, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Hobbs, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, 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 Leecia B. Penrod, by Warranty Deed from Dr. E. Michael Harrington, joined by his wife, Grace Bahng Harrington, of record in Book 8642, Page 158, Register's Office for Davidson County, Tennessee, dated June 01, 1992 and recorded on June 03, 1992.

This is improved property known as **400 Huntington Ridge Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 4675, Page 9, Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, page 905, Book 5394, page 243, and Instrument Number 20110331-0024865, By-Laws of record in Book 7423, Page 762, amended in Instrument Number 20080324-0029069 and Instrument Number 20130724-0076332, Charter for HOA of record in Book 4729, Page 682 amended in Book 4890, page 84, Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, Grant of Easement of record in Instrument Number 20140902-0079897, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of April, 2017.

Leecia B. Penrod

Leecia B. Penrod

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leecia B. Penrod, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 27th day of April, 2017.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 28, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017050
557 Sam Ridley Pkwy
Smyrna, TN 37167

SP 11/2015

True Copy Certification

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

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

