WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon Ann Burke (NAME)	Summit Funding (NAME)	136-15-0A-29.00 CO
3405 Old Anderson Rd. Unit 109 (ADDRESS)	2241 Harvard St. Ste. 200 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Sacramento CA 95815 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/28/17 11:52 2 pgs
Fees:13.00 Taxes:703.00
20170828-0088038

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Ray Hilt and wife,Angela Hilt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon Ann Burke,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Exhibit "A"

LAND in DAVIDSON County, Tennessee, being Unit No. 109, Lot 29, on the plan of Watercrest Townhomes, shown on plat described in Plat Book 8250, page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles Ray Hilt and wife, Juanita B. Hilt by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated 04/28/1999, recorded 05/05/1999 in Book 11463, Page 768, Register's Office for Davidson County, Tennessee. Being further conveyed to Charles Ray Hilt, Sr., husband of Angela Waller Hilt by Exchange Deed from Juanita Bell-Hilt, dated 06/07/2017, recorded 06/12/2017 in Instrument No. 20170612-0058824, Register's Office for Davidson County, Tennessee.

Charles Ray Hilt and Charles Ray Hilt, Sr., are one and the same person.

unimproved ☐

This is Improved ☑ property, known as 3405 Old Anderson Road, 109, Antioch, TN 37130
(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 my/our hands this 18th day of August, 2017.

Charles Ray Hilt
Charles Ray Hilt

Angela Hilt
Angela Hilt

State of Tennessee
County of Williamson

Personally appeared before me Charles Ray Hilt and wife,Angela Hilt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2017.

Jacqueline G Brown
Notary Public Melody Weathers
My Commission Expires: 11-5-18

File No.: 1704191

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019