Bill Garrett Davidson County
Batch# 3787 DEEDWARR
09/22/2017 11:36:05 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20170922-0097472

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176848

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy L. Peterson and Ann Peterson 1805 Wilson Camp Circle Madison, TN 37115	Summit Funding, Inc. 2241 Harrard St. Ste 200 Sacramento CA 95815	053-09-0B-062.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jana Kacarevic and Rajat Vasudeva, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy L. Peterson and Ann M. Peterson, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as being Lot No. 144, on the Plan of Cumberland Station at Wilson Camp, Section 2, as of record in Instrument No. 200209030105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Raymond Alonzo and Beverly Alonzo, husband and wife to Jana Kacarevic and Rajat Vasudeva, wife and husband as recorded on the 13th day of October, 2015 in Instrument No. 20151013-0103967 and Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Raymond Alonzo, Married as recorded on the 1st day of May, 2013 in Instrument No. 20130501-0043701, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1805 Wilson Camp Circle, Madison, TN 37115

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Rajat Vasudeva, by Jana Kacarevic pursuant to the Power of Attorney executed by Rajat Vasudeva on August 14, 2017, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever 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, Grantor has executed this instrument on this 20 day of September, 2017.

X Jana Kacarevic
Jana Kacarevic

X Rajat Vasudeva by Jana Kacarevic, Attorney in Fact
Rajat Vasudeva by Jana Kacarevic, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jana Kacarevic**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2017.

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2-25-20

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jana Kacarevic** pursuant to the Power of Attorney executed by **Rajat Vasudeva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Rajat Vasudeva, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 20th day of September, 2017.

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2-25-20

EXHIBIT "A"
TO Warranty Deed
From: Jana Kacarevic and Rajat Vasudeva
To: Timothy L. Peterson and Ann Peterson

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

X _____
Affiant

WITNESS my hand and seal at office this 20th day of September, 2017.

_____
Notary Public
My Commission Expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020