WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$90,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Brummett	Summit Funding, Inc	107 140 024.00
(NAME)	(NAME)	
911 Kirby Drive	2241 Harvard St. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Casandra N. Martin, vested 50.00% , Dorothy Kay Duty, vested 33.33% and David N. Martin vested 16.67%, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Brummett, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 387 on the Plan of Miro Meadows Subdivision, Addition No. 5 of record in Book 2330, page 66, Register's Office for said County.

Said Lot No. 387 fronts 75 feet on the westerly side of Kirby Drive and runs back 192.4 feet on the northerly line and 163.9 feet on the southerly line to a dead line measuring 80.3 feet thereon.

Being the same property conveyed to George G. Brummett, Sr. and wife, Dorothy W. Brummett by deed from Houston T. Ezell and wife, Mable Ezell of record in Book 2813, page 489, Register's Office for Davidson County, Tennessee. The said George G. Brummett, Sr. having died on October 2, 2013 leaving the property vested solely to his wife, Dorothy W. Brummett.

FURTHER having Dorothy W. Brummett died on April 25, 2016, and by Executor's Deed having same property conveyed to Casandra N. Martin, Executrix of the Estate of Dorothy Brummett who further conveyed said property on April 13, 2017 a 50.00% interest to Casandra N. Martin, a 33.33% interest to Dorothy Kay Duty and a 16.67% interest to David N. Martin, filed of record on 04/27/2017 in Instrument Number 20170427-0041292, said Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 4005 DEEDWARR
09/25/2017 09:46:30 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20170925-0097773

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 911 Kirby Drive Nashville TN 37217
(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 our hands 09/21/17.

Casandra N. Martin

Casandra N. Martin

Dorothy Kay Duty

Dorothy Kay Duty

David N. Martin

David N. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Casandra N. Martin, Dorothy Kay Duty, and David N. Martin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/21/17.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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True Copy Certification

I, Dellana Lawhorn, 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 Lawhorn, 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