STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9987D

Bill Garrett Davidson County
Batch# 25030 DEEDWARR
11/13/2017 12:39:38 PM 2 pgs
Fees: $13.00 Taxes: $806.60
20171113-0116289

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Walker and Sabrina G. Walker, husband and wife (NAME)	Summit Funding, Inc., A Corporation (NAME)	70-1-58
3205 West Hamilton Avenue (STREET ADDRESS)	2241 Harvard Street, Suite 200 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Sacramento, CA 95815 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jacqueline Lee Jackson and Kim W. Jackson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Walker and Sabrina G. Walker, 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:

Land in Davidson County, Tennessee, being Lot No. 283 on the plan of TREPPARD HEIGHTS, SECTION 4, as shown by plat of record in Plat Book 2854, Page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 283 fronts 150 feet on the southerly side of West Hamilton Avenue and extends back 293.2 feet, more or less, on the easterly line, and 274.8 feet, more or less, on the westerly line, to a line which is in the center of Whites Creek, and measuring 167 feet, more or less.

BEING the same property conveyed to Jacqueline Lee Jackson and husband, Kim W. Jackson from Jacqueline Lee Jackson, by Quit Claim Deed dated July 21, 2004, as Instrument No. 20040728-0090213, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2752, page 213 and Book 2797, page 183, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, page 16, Register's Office for Davidson County, Tennessee.
3. Easement to Piedmont Natural Gas Co., Inc. as recorded in Instrument No. 20170522-0050660, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3205 West Hamilton Avenue, Nashville, TN 37218.

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.

Witness my/our hand(s) this 9th day of November, 2017.

× _____
Jacqueline Lee Jackson

November 09, 2017
Date

× _____
Kim W. Jackson

November 09, 2017
Date

STATE OF Georgia

COUNTY OF Cobb }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jacqueline Lee Jackson and Kim W. Jackson, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2017.

My Commission Expires: Sept 11, 2020

_____
Notary Public

PAULETTE R. ORR NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 11, 2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066