This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 52898 DEEDWARR
01/30/2018 10:06:33 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180130-0009318

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Megan L. Oliver 319 Mystic Hill Dr. Goodlettsville, TN 37072	Summit Funding, Inc. 2241 Harvard St., Ste 200 Sacramento, CA 95815	018070/128.00

THIS INDENTURE, made this 29th day of January, 2018 between

Kerry Bateman and wife, Wanda A. Bateman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Megan L. Oliver, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 89 on the Plan of Charleston Square Subdivision, Section III, of record in Plat Book 6250, Page 435, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Kerry Bateman, a married person by Special Warranty Deed dated 6/20/14 from Deutsche Bank Trust Company Americas, as Trustee for Saxon Asset Securities Trust 2002-3 Mortgage Asset Backed Certificates Series 2002-3 of record in Instrument No. 20141118-0106296, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 319 Mystic Hill Drive, Goodlettsville, TN 37072

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kerry Bateman

Wanda A. Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kerry Bateman and Wanda A. Bateman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of January, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $265,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of January, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County