STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-0547D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 53103 DEEDWARR
01/30/2018 10:58:03 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20180130-0009388

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Anthony Boyle and Tonya R. Boyle, Husband and Wife (NAME)	Summit Funding, Inc., A Corporation (NAME)	34-7-16
324 Shepherd Hills Drive (STREET ADDRESS)	2241 Harvard Street, Suite 200 (STREET ADDRESS)	
Madison, TN 37115 (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, **John Robert Stewart and Sarah J. Stewart, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Anthony Boyle and Tonya R. Boyle, 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, Tennessee, described as follows to-wit:

Beginning at a point on the southwesterly margin of Shepherd Hills Drive, thence south 56 deg. 05' East 125 feet from the northwest corner of lot No. 8 on the plan of SHEPHARD HILLS, SECTION 2, as of record in Book 2900, Page 12, R.O.D.C., TN; thence with the southwesterly margin of said Drive; South 56 deg. 05' East 125 feet; thence South 33 deg. 55' West 186 feet; thence North 62 deg. 46' West 83 feet; thence N 77 deg. 40' West 47.3 feet; thence North 33 deg. 55" East 213.7 feet to the beginning.

BEING the same property conveyed to John Robert Stewart and Sarah J. Stewart, husband and wife from John Robert Stewart, by Quit Claim Deed dated January 24, 2017, as Instrument No. 201701310010463, 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 2442, Page 334 and in Book 2862, page 555, 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 324 Shepherd Hills Drive, Madison, TN 37115.

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 24th day of January, 2018.

John Robert Stewart — January 24, 2018 Date

Sarah J. Stewart — January 24, 2018 Date

STATE OF Tennessee

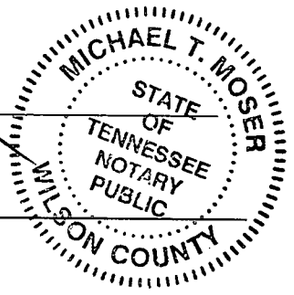
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John Robert Stewart and Sarah J. Stewart, Husband and Wife, 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 24th day of January, 2018.

My Commission Expires: 3/27/18

Notary Public



PREPARED BY AND RETURN TO:

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