Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 31 day of January 2018.

Notary Public
My commission expires: 1-24-21

Bill Garrett Davidson County
Batch# 54801 DEEDWARR
02/05/2018 09:27:03 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180205-0011212

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Candice Jennings 4076 Kings Lane Nashville, TN 37218	PennyMac Loan Services, LLC 1761 E Saint Andrews Pl Santa Ana, CA 91361	058-15-0-158.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SummerCo Home Buyers, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Candice Jennings and Gary Moses Jennings, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 11 on the Plan of Gold Key Addition, Section 1, as of record in Book 4675, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SummerCo Home Buyers, LLC, a Tennessee limited liability company, from Nicole Westmoreland and husband, Weldon Burns, by Warranty Deed and recorded on December 22, 2017 of record Instrument Number 20171222-0130641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **4076 Kings Lane, Nashville, TN 37218.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4734, Page 761, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) All matters appearing on the Plan of record in Book 4675, Page 14 and 15; All of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-VRES-17-4076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 30th day of January 2018.

SummerCo Home Buyers, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for SummerCo Home Buyers, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of January 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018015674

