PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 74853 DEEDWARR
03/29/2018 12:58:46 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20180329-0029502

SolmonParks File No. 18-001053-524

MARTHA A. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2018.

Notary Public

My commission expires: 10.25.21

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Blake Wilkins and Tara Wilkins | Summit Funding Inc. | 161-01-0B-097.00-CO |
| 1104 Rannoch Place | 2241 Harvard St. Ste 200 | |
| Nashville, TN 37220 | Sacramento CA 95815 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Marty Booth and Robyn Booth, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Blake Wilkins and Tara Wilkins, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Phase Three, Section One Aberdeen Woods (a Planned Unit Development) of record in Plat at Instrument No. 20000523-0051434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marty Booth and Robyn Booth, husband and wife by Warranty Deed from Christopher J. Bennett, married of record in Instrument No. 20130605-0057234 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 05, 2013. (Value of consideration shown in aforementioned deed $344,000.00.) Being also known as 1104 Rannoch Place Nashville, Tennessee 37220.

This is improved property known as **1104 Rannoch Place, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of March, 2018.

Marty Booth

Robyn Booth

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marty Booth and Robyn Booth, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of March, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001053-524