STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 93146 DEEDWARR
05/16/2018 02:35:03 PM 2 pgs
Fees: $13.00 Taxes: $934.25

20180516-0046858

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF May, 2018.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1497D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Robert J. Cross, A Single Man, and Carleigh Webster, A Single Woman (NAME) | Summit Funding, Inc. (NAME) | 033-035 |
| 1209 South Dickerson Road (STREET ADDRESS) | 2241 Harvard Street, Suite 200 (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (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, **Craig V. Smith and Eugene Edward Howard, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Cross, A Single Man, and Carleigh Webster, A Single Woman, as Joint Tenants in common with Right of Survivorship.** 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. 2 on the plan of RESUBDIVISION OF A PORTION OF LOT 5 OF EPPY CUNNINGHAM LANDS, as shown by plat of record in Instrument Number 20180508-0044114 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Grantor conveys herewith a water and sewer line easement within the bounds of the ingress/egress and public utility and drainage easement as shown on said plat for the installation and maintenance of a private water and sewer line benefitting lot 2.

BEING a portion of the same property conveyed to Craig V. Smith, 3/5 undivided interest and Eugene Howard, III, 2/5 undivided interest as tenants in common from Estate of Norman Wayne Sircy, by Deed dated February 11, 2015, as Instrument No. 20150218-0014139, 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. 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 58, page 56, 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 Instrument Number 20180508-0044114 , Register's Office for Davidson County, Tennessee.
3. Easement as recorded in Book 7695, page 581, 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.
The signature of Eugene Edward Howard, III is signed by his/her duly appointed Attorney-in-fact Craig V. Smith, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office. Instrument # 20180516000 46857

This is Unimproved property, known as 1209 South Dickerson Road, Goodlettsville, TN 37072.

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 11th day of May, 2018.

Craig V. Smith — May 11, 2018 Date

EUGENE EDWARD HOWARD, III

By: Eugene Edward Howard, III
Craig V. Smith, Attorney in Fact — May 11, 2018 Date

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STATE OF Tennessee

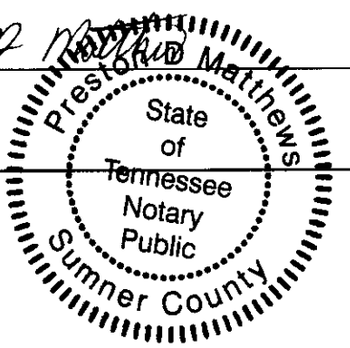
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Craig V. Smith , 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 11th day of May, 2018.

My Commission Expires: 6/22/21

Preston D Matthews
Notary Public




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STATE OF Tennessee

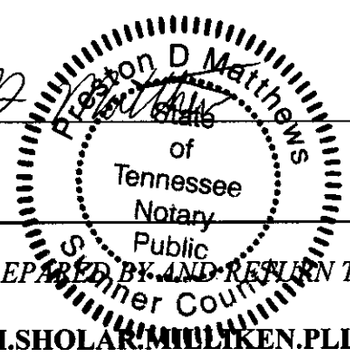
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Craig V. Smith, Attorney in Fact for Eugene Edward Howard, III, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of May, 2018.

My Commission Expires: 6/22/21

Preston D Matthews
Notary Public




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*PREPARED BY AND RETURN TO:*

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