(2)

Bill Garrett Davidson County
Batch# 118137 DEEDWARR
07/18/2018 03:19:38 PM 2 pgs
Fees: $13.00 Taxes: $795.13

20180718-0070204

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, S-202
Hendersonville, TN 37075
HV18-0697

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Coleen Newcomb
Affiant

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 13, 2018

Notary Public
Commission Expires: 08-25-2020

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jamie Holmes 614 Gibson Drive Madison, TN 37115	Summit Funding Inc. 2241 Harvard St. Ste 200 Sacramento, CA 95815	042-16-0-141

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jean D. Ashley, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Holmes, a single woman

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:

Being Lot No. 52 on the Plan of Blair Heights, Section Six, of record in Book 2331, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jack W. Ashley and Jean D. Ashley, husband and wife, by Warranty Deed from Alloda Spiva, a widow, unmarried, dated 7/27/98 and recorded 7/29/98 in Book 11040, Page 54, Register's Office for Davidson County, Tennessee.

The said Jack W. Ashley having since died on January 31, 2008, leaving property vested solely in Jean D. Ashley.

Power of Attorney of record in Instrument No 20180718-0070203 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

614 Gibson 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 13, 2018.

Jean D. Ashley by Janice Eileen Ashley, her Attorney-in-Fact

Jean D. Ashley by Janice Eileen Ashley,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice Eileen Ashley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Jean D. Ashley** and the she is authorized by **Jean D. Ashley** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of July, 2018.



(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20