WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143370 DEEDWARR
09/20/2018 11:56:25 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180920-0093296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLE L. DAVISON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Noah Tellish, a single man	Summit Funding, Inc. (NAME)	
133 Lanier Drive (ADDRESS)	2241 Harvard Street, Suite 200 (ADDRESS)	043-14-0-118.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Sacramento, CA 95815 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cory Bare and Sherry Bare, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Noah Tellish, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH ONE-HALF OF LOT NO. 8 AND ALL OF LOT NOS. 6 AND 7, ACCORDING TO A SURVEY BY DONALD W. FORTNER, TN LICENSE NO. 1072, MADISON, TN DATED AUGUST 23, 1996, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF LANIER DRIVE AND AT THE CORNER OF LOTS 5 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTH 78 DEG. 23' 30" EAST 220.8 FEET TO AN IRON PIN; THENCE SOUTH 13 DEG. 35' EAST 125 FEET TO AN IRON PIN; THENCE SOUTH 78 DEG. 23' 30" WEST 224.8 FEET TO AN IRON PIN AT THE EASTERLY MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF SAME, NORTH 11 DEG. 45' WEST 125 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CORY BARE BY WARRANTY DEED FROM PEGGY JEAN OSBOURNE AND HUSBAND, FRED H. OSBOURNE, OF RECORD IN BOOK 10176, PAGE 755, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SHERRY BARE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 133 Lanier Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 19th day of September, 2018.

WARRANTY DEED
(Continued)

Cory Bare

Sherry Bare

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory Bare and Sherry Bare, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212