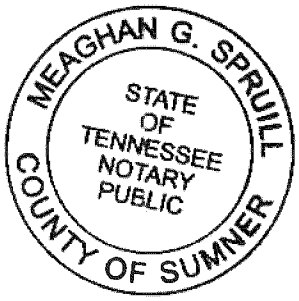
WARRANTY DEED



STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Curtis Dale Ingram	Summit Funding, Inc.	114 12 0A 008.00
(NAME)	(NAME)	
115 Stonecrest Dr.	2241 Harvard St., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 144502 DEEDWARR
09/24/2018 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20180924-0094478

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elaine Pardo, n/k/a Elaine Pardo Ingram, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Curtis Dale Ingram and Elaine Pardo Ingram, husband and wife**, 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. 8 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Elaine Pardo, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC, a Limited Liability Company dated June 14, 2007 and recorded June 25, 2007 as Instrument No. 200706250075708, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 115 Stonecrest Dr., Nashville, TN 37209

File Number: FND-187151FC

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, has 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 our hands this 20 day of September, 2018.

Elaine Pardo Ingram

Curtis Dale Ingram *

* Curtis Dale Ingram joins in this instrument to convey any and all marital interest he has in the subject property.

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elaine Pardo Ingram and Curtis Dale Ingram, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2018.

Notary Public
My Commission Expires: Aug. 16 21
(SEAL)

TERRI L MCKAY
Notary Public – State of Georgia
Cobb County
My Commission Expires Aug 16, 2021

File Number: FND-187151FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

