This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 158807 DEEDWARR
11/13/2018 03:17:10 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20181113-0111887

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew & Alia Wildman 1136 Greenfield Avenue Nashville, TN 37216	SUMMIT FINDING 2241 HARVARD ST. SUITE 200 SACRAMENTO, CA 95815	072030-28300

THIS INDENTURE, made this 8th day of November, 2018 between

Jean M. Gad, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Andrew Wildman and Alia Wildman, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly 85 feet of Lot No. 98 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said part of said lot fronts 85 feet on the southerly side of Greenfield Avenue and runs back 184.6 feet on the westerly line and 186 feet more or less on the easterly line, to the northerly line of Lot No. 77, measuring 85 feet thereon.

Being the same property conveyed to Jean M. Gad, unmarried by Warranty Deed dated 6/12/98 from John L. Schlimgen and Michelle M. Rothacker, both being unmarried of record in Book 10983, Page 693, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1136 Greenfield Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

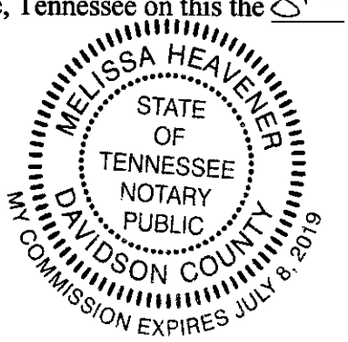
Jean M. Gad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jean M. Gad, the within named 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 at office in Goodlettsville, Tennessee on this the 8th day of November, 2018.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $400,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of November, 2018.

Notary Public

