Karen Y Johnson Davidson County
Batch# 164396 DEEDWARR
11/21/2018 11:34:22 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20181121-0114621

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2018. Notary Public My Commission Expires: 11/20/2021

Address New Owner As Follows: Christopher Perkins and Melinda Shaffer 4414 A Providence Heights Nashville, TN 37211	Send Tax Bills To: Summit Funding Inc. 2241 Harvard Street, STE 200 Sacramento, CA 95815	Map-Parcel Number: 147 07 0I 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROVIDENCE HEIGHTS PARTNERS, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER MARTIN PERKINS, A**

SINGLE MAN, AND MELINDA SHAFFER, A SINGLE WOMAN, as 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, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 4414 Providence Heights, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20171206-0124565, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Providence Heights Partners, a Tennessee general partnership, by deed from Rodney Carl Sullivan, as to a 50% undivided interest, and James Taylor Carter, Jr., as to a 50% undivided interest, as tenants in common, of record as Instrument No. 20170915-0094761, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for 4414 Providence Heights, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges, and liens, of record as Instrument No. 20171206-0124565, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 5321, page 402, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4414 A Providence Heights, Nashville, TN 37211.**

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 Grantor covenants with the said Grantees that it is 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 further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 20th day of November, 2018.

PROVIDENCE HEIGHTS PARTNERS,
a Tennessee general partnership

By: FEN RE HOLDINGS, LLC,
a Tennessee limited liability company,
its partner

By: _____
Frank E. Neal, IV, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL, IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 2018.

_____
Notary Public

My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

751492.1/2013587