THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34777-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. x Ellen Margaret Landry Affiant Subscribed and sworn to before me this 30th day of April, 2019. Notary Public My Commission Expires:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

Karen Johnson Davidson County
Batch# 224554 DEEDWARR
05/01/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190501-0040489

WARRANTY DEED

Address New Owner: Ellen Margaret Landry Michael Patrick Minaldi 318 52nd Avenue North Nashville, TN 37209	**Send Tax Bills To:** Summit Funding Inc. 2241 Harvard St. Ste 200 Sacramento CA 95815	**Tax Information:** Map and Parcel No.: 091 15 0 157 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean A. Preston**, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Margaret Landry and Michael Patrick Minaldi** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 318 52nd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of April, 2019.

Sean A. Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean A. Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2019.

Notary Public

My Commission Expires:

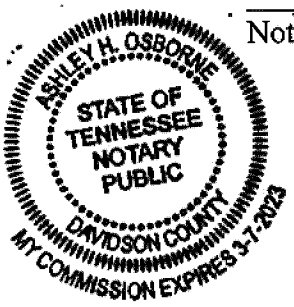


EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 47.5 feet of the north 522.5 feet of Block 8 on the map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as shown on the plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of location and description of said property.

Being the same property conveyed to Sean A. Preston, an unmarried man, by deed dated January 25, 2017 from Nicholas Hemphill Carter and Rachel Telehany Carter, husband and wife, record in Instrument No. 20170130-0009836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 15 0 157 00.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny H. 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.

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)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires