Karen Johnson Davidson County Batch# 233070 DEEDWARR 05/22/2019 09:17:23 AM 2 pgs Fees: $13.00 Taxes: $976.80 20190522-0048290	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$264,000.00** Affiant Subscribed and sworn to before me, this the 20th day of May, 2019. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christian Wilson and Jenna Wilson and Thomas Coppers	**Summit Funding, Inc.**	**023-00-0-129.00**
5276 Lickton Pike	2241 Harvard Street, Suite 200	
Goodlettsville, TN 37072	Sacramento, CA 95815	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KELLY MCCARTNEY, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHRISTIAN WILSON AND JENNA WILSON, HUSBAND AND WIFE, AND THOMAS COPPERS, A MARRIED MAN AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF REVISED MCMURTRY SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5190, PAGE 369, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF LICKTON PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO FRED TRUE ET UX, BY DEED OF RECORD IN BOOK 1338, PAGE 338, SAID REGISTER'S OFFICE; THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTH 7 DEGREES 00 MINUTES WEST 284.40 FEET TO A CONCRETE MONUMENT; THENCE NORTH 83 DEGREES 00 MINUTES WEST 294.65 FEET TO AN IRON PIN; THENCE NORTH 7 DEGREES 00 MINUTES EAST, 481.30 FEET TO AN IRON PIN IN THE SOUTHERLY BOUNDARY OF THE N.E. CUMMINGS PROPERTY OF RECORD IN BOOK 2151, PAGE 362, REGISTER'S OFFICE; THENCE WITH CUMMINGS SOUTHERLY BOUNDARY SOUTH 88 DEGREES 00 MINUTES EAST 100 FEET TO AN IRON PIN AT TRUE'S NORTHWEST CORNER; THENCE WITH TRUE'S BOUNDARY, SOUTH 7 DEGREES 00 MINUTES WEST 200 FEET TO AN IRON PIN; SOUTH 81 DEGREES 21 MINUTES 35 SECONDS EAST 195.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KELLY McCARTNEY, A SINGLE WOMAN BY WARRANTY DEED DATED APRIL 7, 2016 FROM JOSEPH G. JANNAMAN AND BARBARA K. JANNAMAN, HUSBAND AND WIFE, BY GARY JANNAMAN, ATTORNEY-IN-FACT OF RECORD IN INSTRUMENT NO. 20160408-0033800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5276 Lickton Pike, Goodlettsville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 15 day of MAY, 2019.

KELLY MCCARTNEY

State of Tennessee)

County of Davidson)

On this 15 day of MAY, 2019, before me personally appeared, KELLY MCCARTNEY, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY