WARRANTY DEED

Karen Johnson Davidson County
Batch# 265333 DEEDWARR
08/01/2019 03:32:48 PM 2 pgs
Fees: $13.00 Taxes: $880.23
20190801-0076248

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$229,000.00~~ $237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Courtney Guidal	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COURTNEY GUIDAL (NAME)	SUMMIT FUNDING, INC (NAME)	05905019000
4179 FARMVIEW DR (ADDRESS)	2241 HARVARD STREET, STE 200 (ADDRESS)	
NASHVILLE TN 37218 (CITY) (STATE) (ZIP)	SACRAMENTO CA 95815 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ronnie Anders, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Guidal**, a single woman , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 146 on the Plan of Buena Vista Estates, Sections 5, of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 4179 Farmview Drive, Nashville, TN 37218

Being the same property conveyed to Ronnie Anders, an unmarried man by Warranty Deed from Cumberland Property Investment, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140523-0044552, Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 23, 2014. (Value of consideration shown in aforementioned Deed $119,000.00)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4460, Page 22 and Book 4512, Page 694, in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4179 Farmview Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 19th day of July, 2019.

Ronnie Anders

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ronnie Anders** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019