Karen Johnson Davidson County
Batch# 271638 DEEDWARR
08/15/2019 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190815-0081517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 6.21.22 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Rebekah Reisner	Summit Funding, Inc.	107-14-A-2CO
(NAME)	(NAME)	
1292 Massman Drive	P.O. Box 15167	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Sacramento, CA. 95813	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192308

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, I/we, **Austin Guillemet, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rebekah Reisner, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee, the part herby described as being Unit No. 22 on said plan, as shown in and described by Master Deed establishing an Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Austin Guillemet, a married man by Warranty Deed from Yvette Tisdale dated May 17, 2019 and filed of record in Instrument NO. 20190521-0047885, Register's Office for Davidson County, Tennessee. The said Yvette Tisdale was authorized and empowered to sell such property pursuant to an order entered in the circuit court for Davidson County, Tennessee Case Number 17P1650.

Said property has not nor never has been the primary residence of the Grantor, Austin Guillemet.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Copperfield Terrace Condominiums and filed of record in Book 6326, page 790, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1292 Massman Drive, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of August, 2019

Austin Guillemet Tiffany Hollis A/F
Austin Guillemet, by Tiffany Hollis, as attorney-in-fact

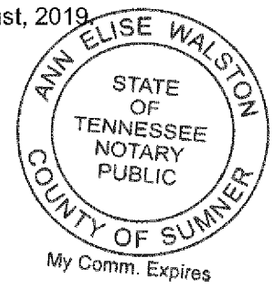
STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Tiffany Hollis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Austin Guillemet, and who acknowledged that he/she executed the same as the free act and deed of Austin Guillemet.

Witness my hand, at office, this 13th of August, 2019.

AnnWalston

Notary Public
My Commission Expires: 3-2-2021



True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY