Karen Johnson Davidson County
Batch# 275038 DEEDWARR
08/22/2019 09:35:41 AM 2 pgs
Fees: $13.00 Taxes: $1,969.88
20190822-0084391

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $532,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/15/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1225LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Poliseno	Summit Funding Inc.	
3402 Woodhaven Dr.	P.O. Box 15167	118 10 0 123.00
Nashville, TN 37204	Sacramento, CA 95813	

FOR AND IN 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, WE,

SARA SWEAT, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW POLISENO, A SINGLE MAN

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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Part of The O. F. Noel Estate Pleasant Valley, of record in Book 1424, Page 63, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sara Sweat, a single woman, by Warranty Deed from Charles G. Walls, married and Sara L. Walls, married, of record in Instrument No. 20160816-0085337, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016 and recorded on August 16, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of The O. F. Noel Estate Pleasant Valley, as recorded in Plat Book 1424, Page(s) 63.

This is improved property known as 3402 Woodhaven Dr., Nashville, TN 37204

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 that we are 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 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 on the 21st day of August, 2019.

Sara Sweat

Sara Sweat

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SARA SWEAT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of August, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020