This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $226,000.00.

Affiant

Subscribed and sworn before me this the 12th day of September, 2019.

Notary Public
My commission expires: 2/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 285158 DEEDWARR
09/13/2019 08:29:27 AM 2 pgs
Fees: $13.00 Taxes: $836.20

20190913-0092691

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Reymond Aleman Gonzalez	Summit Funding, Inc.	150-06-0 039.00
2976 Cherry Hills Drive	2241 Harvard St., Suite 200	
Antioch, TN 37013	Sacramento, CA 95815	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY W. TRACEY AND JACQUELINE TRACEY, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **REYMOND ALEMAN GONZALEZ AND BRENDA IVELISSE NUNEZ RODRIGUEZ, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roy W. Tracey and Jacqueline Tracey, husband and wife, by deed from Earl Robert Brawner, Jr., and wife, Gail S. Brawner, dated 06/08/2010, of record in Instrument No. 20100608-0044522, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2976 Cherry Hills Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Rwt 21

Witness my hand this the 12th day of September, 2019.

Roy W. Tracey

Jacqueline Tracey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy W. Tracey and Jacqueline Tracey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY