WARRANTY DEED

Karen Johnson Davidson County
Batch# 294361 DEEDWARR
10/01/2019 03:28:00 PM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20191001-0100168

G-VRES-19-1404

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Stoller and Tracy Stoller	**Summit Funding, Inc.**	
(NAME)	(NAME)	**08304001200**
1404 Preston Drive	**2241 Harvard St., Ste. 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Sacramento, CA 95815**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEIGH SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID STOLLER AND TRACY STOLLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 39.72 feet front and 38.18, feet rear of Lot No. 20 and the Northerly 50.28 feet front and 50.82 rear of Lot No. 21 on the Plan of Part Four Porter Heights of record in Plat Book 1424, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots adjoin and front together 90.0 feet on the Westerly side of Preston Drive and run back between parallel lines 200.0 feet to a dead line in the rear on which they measure 90.0 feet thereon.

Being the same property conveyed to Leigh Smith, single by Warranty deed from Kathryn Spencer, a single woman of record in Instrument No. 20150331-0027599 Register's Office for Davidson County, Tennessee, dated 3/27/2015 and recorded on 3/31/2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 Preston Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2019.

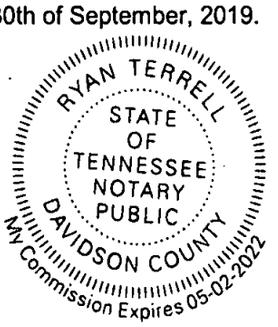
Leigh Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212