STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Elaine C. Williamson

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7020

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 327435 DEEDWARR
12/10/2019 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20191210-0127273

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Megan Harp (NAME)	Summit Funding, Inc (NAME)	002-00-0-045.00 SI 001 & SI 002
131 East End Road (STREET ADDRESS)	174 Saundersville Rd., Suite 102 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Doug Cox and Gretchen Cox, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Harp and Spencer Harp, wife and husband,** 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:

A PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY NEAR, RIDGETOP, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTH RIGHT OF WAY OF EAST END ROAD, BEING 860 FEET EAST MORE OR LESS FROM THE INTERSECTION OF HIGHWAY 41 AND EAST END ROAD.

THENCE S 70°32'53" W 101.0 FEE TO A POINT, THENCE N 4°50'39" W 316.1 FEET, TO A POINT, THENCE N 2°01'47" W 135.9 FEET, TO A POINT, THENCE S 82°57'47" E 111.4 FEET, TO A POINT, THENCE S 2°17'12" E 403.9 FEET, TO THE POINT OF BEGINNING.
CONTAINING APPROXIMATELY 1.04 ACRES, MORE OR LESS, AS SHOWN ON SURVEY OF PATRICK S. COODE, TN RLS #855, PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TN 37214, DATED FEBRUARY 5, 2019, BEARING FILE NO. 219-012.

Being the same property conveyed to Doug Cox and wife, Gretchen Cox by Deed dated February 28, 2019, recorded March 4, 2019, in Instrument Number 20190304-0019468, in the Register's Office of Davidson County, Tennessee. See also Final Decree Confirming Sale of record in Book 5614, Page 513, dated March 20, 1980, Register's Office for said County. See also Affidavit of Scrivener's Error of record in Instrument 20191119-0119483, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 131 East End Road, Goodlettsville, TN 37072.

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. Whenever 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 9th day of December, 2019.

Doug Cox

Gretchen Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2019, before me personally appeared Doug Cox and Gretchen Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2019.

Notary Signature
My commission expires:

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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