Karen Johnson Davidson County
Batch# 348348 DEEDWARR
01/24/2020 01:22:05 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20200124-0008926

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,500.00

Jordan L. Myers
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2020.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6580B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Darren Tate and Bethany Olivia Parks	Summit Funding, Inc.	053-03-0-059.00
1203 Clarke Street	2241 Harvard Street, Suite 200	
Old Hickory, TN 37138	Sacramento, CA 95815	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAWN LANDES AND CREIGHTON IRONS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES DARREN TATE AND BETHANY OLIVIA PARKS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 72 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dawn Landes and Creighton Irons, wife and husband by Warranty deed from Stephen Hess and wife, Marilou Hess of record in Instrument No. 20161114-0119464 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1203 Clarke Street, Old Hickory, TN 37138

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-1CW-19-1203

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 22nd day of January, 2020.

Dawn Landes by J, Attorney in Fact

Dawn Landes, by J. Carlton Drumwright as

Attorney-in-fact

Creighton Irons by J, Attorney in Fact

Creighton Irons, by J. Carlton Drumwright as

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Dawn Landes and Creighton Irons, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Dawn Landes and Creighton Irons, and is authorized by Dawn Landes and Creighton Irons, to execute this instrument on their behalf.

Witness my hand and official seal, this 22nd day of January, 2020.

Notary Public

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 19-6580B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027