WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 355497 DEEDWARR
02/10/2020 08:18:12 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20200210-0014704

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley Vernich and James Drake Young	Summit Funding, Inc.	Map: 08116070100
(NAME) 931 Warren St.	(NAME) 2241 Harvard Street, Suite 200	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($539,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT L. HAUTHER, UNMARRIED,

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

BRADLEY VERNICH, A SINGLE MAN, AND JAMES DRAKE YOUNG, 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 the southerly 35 feet of Lot No. 14 and northerly 5.5 *feet of Lot 15, on the Plan of CM Holt Plan, as shown by Plat of Record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 40.5 feet on the westerly side of Warren Street, formerly Holt Street, and run back between parallel lines 138 feet to an alley.

Being the same property conveyed to Robert L. Hauther, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20090724-0069680, dated July 20, 2009, Register's Office for said County. The spouse of Robert L. Hauther, Catherine Ann Hauther died February 18, 2018.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 33, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 931 Warren St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 7th day of February, 2020.

Robert L. Hauther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 7th day of February, 2020.

My Commission Expires: 5/5/20

Notary Public

