Karen Johnson Davidson County
Batch# 364896 DEEDWARR
02/28/2020 09:38:04 AM 2 pgs
Fees: $13.00 Taxes: $654.44
20200228-0022357

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,875.00.

Jayne Hardwick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020.

Lee A. Cohen
Notary Public
MY COMMISSION EXPIRES: 5/2/2022
File No. G20-7795

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jayne Hardwick (NAME)	Summit Funding, Inc (NAME)	033-16-0-249
210 Macfie Drive (STREET ADDRESS)	2241 Harvard St, Suite200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Sacramento, CA 95815 (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, **Petra Sermons, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayne Hardwick, a single woman**, 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:

Being Lot No. 175-B on the Plan of Zone Lot Division of all lots of Phase One, Cedar Bluff Subdivision which is of record in Plat Book 5200, Page 610 amended in Plat Book 6250, Page 836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Petra Sermons by Quitclaim Deed from B. Hakeem Ali dated December 11, 2019, recorded December 19, 2019, in Instrument Number 20191219-0130961, in the Register's Office of Davidson County, Tennessee. See Scriveners Affidavit of record in Instrument 20200228-0022356, Register's Office for said County. See also deed of record in Instrument 20041207-0145569, dated December 2, 2004, 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:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 610 amended in Plat Book 6250, Page 836, Register's Office for Davidson County, Tennessee.
2. Easement for Water Mains of record in Book 6569, Page 956, Register's Office for said County.

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.

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 27th day of February, 2020.

Petra Sermons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2020, before me personally appeared Petra Sermons, 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 27th day of February, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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