WARRANTY DEED

Karen Johnson Davidson County
Batch# 408367 DEEDWARR
06/01/2020 08:31:18 AM 2 pgs
Fees: $13.00 Taxes: $1,326.23

20200601-0055820

J-TND-20-2700B

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,439.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Devin Ashley Kennedy	**Summit Funding, Inc.**	
(NAME)	(NAME)	**060-16-0-081.00**
2700B Brunswick Dr.	**PO Box 15167**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Sacramento, CA 95813-9998**	
(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, **TENNESSEE DREAM HOME, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVIN ASHLEY KENNEDY, A SINGLE WOMAN,** 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 Lot No. 26 on the Map of Capital View Subdivision, as of record in Book 974, Page 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 26 fronts 75 feet on the south side of Brunswick Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Tennessee Dream Home, LLC a Tennessee Limited Liability Company by Warranty deed from Jmay LLC a Nevada Limited Liability Company, Series 36, The 2700B Brunswick Place Series Thereof of record in Instrument No. 20200317-0029656 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 52 and 53, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 4026, Page 628, in the Register's Office for Davidson County, Tennessee.
- Access and Right of Way Easement of record in Instrument Number 20151214-0125733, in the 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: **2700B Brunswick Dr., Nashville, Tennessee 37207**.

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 26 DAY OF MAY, 2020.

Tennessee Dream Home, LLC a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TENNESSEE DREAM HOME, LLC A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of May, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

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

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