File 33551-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 456499 **DEEDWARR**
08/13/2020 11:22:21 AM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20200813-0090753

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Steffenson	Summit Funding, Inc.	
(NAME) 804 Sam Patch Court	(NAME) 2241 Harvard Street, Suite 200	076010D00700CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Sacramento, CA 95815	
(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 considerations, the receipt of which is hereby acknowledged, **I Elizabeth A. Forslund, a single woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rebecca Steffenson, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 7, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to Ole South/Craighead joint Venture, a Tennessee joint venture by Special Warranty Deed from Heritage Hills Investment Partners, LLC, a Tennessee limited liability company dated 07/31/2015 and recorded 07/31/2015, of record in Instrument 201507310076022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee corportion by Warranty Deed from Ole South/Craighead joint Venture, a Tennessee joint venture dated 07/13/2018 and recorded 07/20/2018, of record in Instrument 201807200070876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. Forslund, single woman, their heirs and assigns by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 12/06/2018 and recorded 12/12/2018, of record in Instrument 201812120120950, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 201710040102057, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201709250098154, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and

unimproved ☐

This is improved ☒ 804 Sam Patch Court, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of August, 2020.

Elizabeth A. Forslund
Elizabeth A. Forslund

State of Michigan
County of Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth A. Forslund, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of August, 2020.

Notary Public:
My Commission Expires: _____

PATTY A CARPENTER
Notary Public – State of Michigan
County of Montcalm
My Commission Expires Mar 17, 2024
Acting in the County of Kent

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122