THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29360

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **559,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

Karen Johnson Davidson County
Batch# 531216 DEEDWARR
12/11/2020 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $2,068.30
20201211-0145660

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Richardson & Travis Deck	Summit Funding, Inc.	MAP 141-15-0D-
733 Vauxhall Drive	2241 Harvard St, Ste 200	PARCEL 172.00-CO
Nashville, TN 37221	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE. **Dennis Mix and wife, Patricia D. Mix**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Richardson and Travis Deck, wife and husband**

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 Lot No. 172 on the Plan of Sheffield on the Harpeth, Section 3-D of record in Plat Book 7900, Page 710, 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 Dennis Mix and wife, Patricia D. Mix by Warranty deed from Cindy Miller Poole and husband, Jerry Poole of record in Instrument No. 20050701-0076251 Register's Office for Davidson County, Tennessee, dated June 29, 2005 and recorded on July 01, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 7900, Page(s) 710 and 712; (3) Covenants, Conditions and Restrictions of record in Book 6925, Page 900 and Book 7145, page 954 as Amended in Book 8505, page 598, Book 8747, page 97, Book 9313, page 806 and Unanimous Consent recorded in Book 8276, page 238; (4) By-Laws of Sheffield on the Harpeth Homeowner's Association of record in Book 7145, Page 964 and Book 8146, page 463; (5) Charter of Sheffield on the Harpeth Homeowner's Association of record in Book 6939, Page 983; (6) Dedication of Easement for Water Line of record in Book 5738, Page 829; (7) Grant of Transmission Line Easement of record in Book 4136, Page 525; (8) Declaration of Taking by United States of America for easement and right of way of record in Book 4279, Page 731; (9) Subject to rights of others in and to the common areas and/or elements; (10) All visible easements: (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **733 Vauxhall Drive, Nashville, TN 37221.**

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 the 4th day of December, 2020.

Dennis Mix

Patricia D. Mix

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 **Dennis Mix** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Patricia D. Mix** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05/30/2021