WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day April 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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
Emily Neale	Summit Funding, Inc.	173090A07400CO
(NAME)	(NAME)	
7728 Porter House Drive	2241 Harvard Street Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 606998 **DEEDWARR**
04/05/2021 03:06:48 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20210405-0044317

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/we **Kayla Redmon, unmarried, and Randall T. Redmon, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emily Neale, 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 Lot(s) 227, as shown on the map entitled Lenox Village, of record as Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kayla Redmon, unmarried and Randall T. Redmon, married, joint tenants with rights of survivorship by Warranty Deed from Jay R. Mccowan and Stefanie Marie Mccowan, dated 04/28/2017 and recorded 05/01/2017, of record in Instrument 201705010042476, Register's Office for Davidson County, Tennessee. This is not the primary residence of the said Randall T. Redmon.

This conveyance subject to all matters shown on the plat of record in Plat Instrument 200301150006163, Covenants, conditions, easements and restrictions recorded in Instrument 200203150032825, Instrument 200203150032826, Instrument 200209110110906, Supplemental Declaration of record in Instrument 200212260158458, Instrument 200212260158459, Instrument 200312120178492, Instrument 200405260062220, Instrument of Correction of record Instrument 200501130005133, Instrument 200405260062221, Instrument 200501190006853, Instrument 200503240032209, Instrument 200601200007913, Instrument 200601200007914, Instrument of Correction of record in Instrument 200602210020352, Instrument 200603210032382, Instrument 200603210032383, Instrument 200606220074677, Instrument 200803260030439, Amendments recorded in Instrument 200508150096405, Instrument 200701030001284, Instrument 200708300104306, Ratification Amendment of recorded in Instrument 200804030033974, Stormwater Detention Agreement of recorded in Book 7361, Page 230, Agreement for Dedication Easement for Sanitary Sewer/storm drainage as recorded in Book 7985, Page 449, Instrument 200109180100850, Instrument 200111060121932, and Instrument 200111290130322, Ingress/Egress Easement including terms and conditions thereof as recorded in Instrument 200101030000902, and Instrument 200108220090889, Agreement for Dedication Easement Water Mains and Appurtenance as recorded in Instrument 200111120123853, and Instrument 200309230140666, Easement including terms and conditions thereof as recorded in Instrument 200204080042675, and Instrument 200204080042676, Quitclaim Deed Convey Lenox Village Neighborhood Association Inc., of record in Instrument 200205010053757, Re-record in Instrument 200205070056338 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7728 Porter House Drive, Nashville, TN 37211
(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 1 Day April 2021.

Kayla Redmon

Randall T. Redmon

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kayla Redmon and Randall T. Redmon, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2021.

Notary Public:
My Commission Expires: 1-19-25

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: MM-SB-VRES-21-7728