WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 10:30 2 pgs
Fees:13.00 Taxes:536.50

20060608-0068066

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/6/09 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS DAVIS (NAME)	City Life Lending Group, LLC (NAME)	**73-1-112**
2730 BOBBY AVENUE (ADDRESS)	P.O. Box 17339 (ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Baltimore MD 21297-1339 (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, **MIKE C. HIESTER AND WIFE, TERRI F. HIESTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS DAVIS and AMANDA J. SNYDER, married to each other**, 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 48 ON THE MAP OF HAPPY VALLEY, SECTION "C" DESCRIBED ACCORDING TO A SURVEY BY Z. J. WILKINSON, SURVEYOR, DATED 9/24/45, AND FURTHER DESCRIBED BY A SURVEY OF SOUTHERN LAND AND ASSOCIATES, DATED 8/14/78 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE LOCATED NORTHWESTWARDLY 775 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE AND NORTHEASTERLY MARGIN OF COOPER LANE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 47 AS CONVEYED TO BENNIE T. HOUCHIN AND WIFE, BY DEED FROM CHARLES E. EVANS AND WIFE, OF RECORD IN BOOK 5015, PAGE 278, REGISTER'S OFFICE; THENCE WITH HOUCHIN'S NORTHEASTERLY PROPERTY LINE SOUTHEASTWARDLY 140 FEET TO A POINT ON THE NORTHWESTERLY REAR LINE OF LOT 6 ON THE PLAN OF VIRGINIA MANOR, OF RECORD IN BOOK 1835, PAGE 22, SAID REGISTER'S OFFICE' THENCE WITH THE NORTHWESTERLY REAR LINE OF LOTS 6 AND 5, VIRGINIA MANOR, NORTHEASTWARDLY 100 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 49 ON THE MAP OF HAPPY VALLEY, SECTION "C", AS CONVEYED TO NELL BOWEN BY DEED FROM LOGAN ALLMAN HARRIS AND WIFE, OF RECORD IN BOOK 3896, PAGE 839, SAID REGISTER'S OFFICE; THENCE WITH BOWEN'S SOUTHWESTERLY PROPERTY LINE NORTHWESTWARDLY 140 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF BOBBY AVENUE, SOUTHWESTWARDLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MIKE C. HIESTER AND WIFE, TERRI F. HIESTER BY DEED FROM WILLIAM C. SANDERS, JR. OF RECORD IN BOOK 10082, PAGE 798 DATED JUNE 6, 1996 AND RECORDED JUNE 11, 1996 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2730 BOBBY AVENUE, NASHVILLE, TN 37216**

(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 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 31st **day of** May **2006.**

MIKE C. HIESTER

TERRI F. HIESTER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MIKE C. HIESTER AND WIFE, TERRI F. HIESTER** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 31st **day of** May **2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008