File No. 260701821

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/08/06 14:34 2 pgs
Fees:13.00 Taxes:697.45
20060808-0097458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Twining	Countrywide Home Loans, Inc.	Map 08416020000
(NAME) 3244 Knobview Drive	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37204	
(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, WE, **Bryan K. Isaacs and S. Michelle Wilson Isaacs, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Twining, and Husband Adam Twining**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37 on the Plan of Nob Hill, as of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 37 fronts 155 feet on the easterly side of Knobview Drive and extends back between lines measuring 304.9 feet on the northerly line and 200 feet on the southerly line to a line in the rear, measuring 156.8 feet thereon.

Being the same property conveyed to Brian Isaacs and S. Michelle Wilson, both unmarried, as joint tenants with right of survivorship by deed from Jerry L. Draper and wife, Joan M. Draper of record in Deed Book 9030, page 609, Register's Office for said County. S. Michelle Wilson having since married and now known as S. Michelle Wilson Isaacs.

This conveyance is subject to any and all existing easements and restrictions of record.

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 ☒ property, known as 3244 Knobview Drive, Nashville, TN 37214
(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), 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

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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 hands this 4th day of August, 2006.

Bryan K. Isaacs

S. Michelle Wilson Isaacs

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bryan K. Isaacs and S. Michelle Wilson Isaacs, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8/4/2006.

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

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RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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