WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 13:18 2 pgs
Fees:13.00 Taxes:218.30

20070117-0006844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$59,000.00**

Karen B. Rowley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/16/2010

(AFFIX SEAL)

THOMAS P. BOYD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
Dominic Decesare	ComUnity Lending, INc.	**81-7-41**
(NAME) **2102 15th Avenue North**	(NAME) P. O. Box 700	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Morgan Hill, CA 95038	
(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, **Brian Sanders, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic Decesare, a single person**, 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. 40, as shown on the map entitled Plan of Shankland's Subdivision of Lots 21 and 30 in Owen Buena Vista, of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Sanders by Quitclaim Deed from Brian M. Hagman of record in Instrument No. 20070117-0006843, said Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Brian M. Hagman by Deed from Jillian Etherington dated May 4th, 2004 of record in Instrument No. 20040504-0050431, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2102 15th Avenue North, Nashville, TN 37208**

(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 **my hand** this **12th day of January, 2007.**

Brian Sanders

Brian Sanders

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Brian Sanders, married**, with whom I am personally acquainted, and whom, upon oath, acknowledged **himself** to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **12th day of January, 2007**.

Commission expires: 7/19/2008

Justin Tatum Notary Public

