File No. 270500510

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 09:24 2 pgs
Fees:13.00 Taxes:336.44
20070605-0066682

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,930.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikel W. Cole	First Magnus Financial Corporation, An Arizona Corporation	084-01-0-021.00
(NAME) 1410 Rosebank Ave.	(NAME) 603 N. Wilmot	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tucson, AZ 85711	
(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,

Billy Devasher and Wife Dorothy Devasher

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mikel W. Cole, a married man

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:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, Page 195, said Register's Office; thence along the South line of said property, North 88 deg. 30' West 180 feet to a bolt set in concrete; thence along the East line of the J.C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1 deg. 30' West 108.00 feet to an iron pin. Barbour's new Southeast corner; thence along a fence line, South 82 deg. 37' East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 deg. 30' East 130.5 feet to the beginning.

Being the same property conveyed to Billy Devasher, a married man by deed from James S. Sweeney, Sr. of record in Instrument 200609200116672, Register's Office for said County.

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 1410 Rosebank Ave., Nashville, TN 37206

(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 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 1st day of June, 2007.

Billy Devasher

Dorothy Devasher

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Billy DeVasher and Wife Dorothy DeVasher, 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 at office this 1st day of June, 2007.

Commission expires: April 12, 2008

Rebecca Campbell

Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

File Number: 270500510

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075