File No. 270700407

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/18/07 14:00 2 pgs
Fees:13.00 Taxes:1572.50
20070718-0085567

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myles Crawford	Countrywide Home Loans	05116001400
(NAME) 4434 Brush Hill Road	(NAME) P.O. Box 10423	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Van Nuys, CA 91410-0423	
(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, **Michael T. Lomis and wife, Kimberly D. Lomis,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myles Crawford**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
BEING Lot No. 9 Block 4 and that portion of Haysboro Drive abandoned by the council of Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 094-1053 in the County Clerk's Office for said County on the Plan of A.J. McGaughey's Haysboro Subdivision, as of record in Plat Book 547, pages 15 and 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael T. Lomis and wife, Kimberly D. Lomis by deed from J.O. Jones and wife, Mary W. Jones, dated October 11, 1996,and recorded October 17, 1996, in Deed Book 10228, page 91, Register's Office for said County.

TRACT II:
Beginning at an Iron rod situated in the west margin of Brush Hill Road, said point also being in the northwest corner of the Michael and Kimberly Lomis property of record in Book 10228, page 91, Register's Office for Davidson County, Tennessee.

Thence, along said road, N 07 degrees, 30'11"E., a distance of 12.00 feet to a point situated in the northerly margin of a 12' wide alley;

Thence leaving said road, along said alley, S 82 degrees, 25'42"E, a distance of 325.62 feet to a point:

Thence S 10 degrees, 28'56"W, a distance of 12.02 feet to an iron rod:

Thence N 82 degrees, 25'42"W, a distance of 325.00 feet to the point of beginning.

Being the same property conveyed to Michael T. Lomis and wife, Kimberly D. Lomis by Quitclaim Deed from Keith Allen Dugger and John Alan Dugger, Trustees of the Kathleen Dugger Qualified Personal Residence Trust Dated October 10, 2002, and recorded in Instrument No. 20070718 0085566, Register's Office

Subject to all matters as set forth per Plat Book 547, Page 15, and Book 547, Page 16, Register's Office of said County.

Sanitary Sewers and/or Storm Drainage Easement as shown of record in Deed Book 4241, Page 925, 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 4434 Brush Hill Road, 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 GRANTEE(S), HIS 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), HIS 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 12th day of July, 2007.

Michael T. Lomis

Kimberly D. Lomis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael T. Lomis and wife, Kimberly D. Lomis 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 at office this 12th day of July, 2007.

Commission expires:

Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

File Number: 270700407

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027