Davidson County DEEDWARR
Recvd: 01/07/08 12:27 2 pgs
Fees:13.00 Taxes:246.05

20080107-0001694

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

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
Jerry Wimberly	Wells Fargo Home Mortgage	**93-16-334**
(NAME)	(NAME)	
3466 Mahlon Moore Road	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Newark, New Jersey 07101-4701	
(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, **Eric Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Wimberly, 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 the northerly 106 feet of Lot #1 on the plan of Bransford Realty Co's Re-subdivision of part of Weakley and Warren's Re-subdivision of Block D Hermitage addition of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, said property fronts 33 feet on the southerly margin of Fain Street and extends back between parallel lines 106 feet.

BEING the same property conveyed to Eric Sox, married, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated June 12, 2007, recorded on June 20, 2007 in Instrument No. 20070620 -0073537, in the Register's Office for Davidson County, Tennessee.

The property conveyed herewith is not the primary residence of the grantor and the spouse has no marital rights to said property.

unimproved ☐
This is improved ☒ property, known as **127 Fain Street, Nashville, TN 37210**
(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 **4th day of January, 2008**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox, a married person** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person 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 4TH day of January 2008.

Commission expires: 11/22/2010

Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010