(2)

WARRANTY DEED

REBECCA D STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,160

Tabitha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2008.

Rebecca D. Rose
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadean L. O'Hara	City Life Lending Group, LLC	12010005500
(NAME)	(NAME)	
417 Weaver Drive	P.o. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Springfield, OH 45501	
(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, I, ELIZABETH W. DUTTON, F.K.A. ELIZABETH LEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NADEAN L. O'HARA, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13 on the Map of Seven Oaks, Section No. 1, as of record in Book 1835, Page 132, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Weaver Drive at the corner of Lots 12 and 13; thence with the line between said lots westerly 138.7 feet to a point; thence southerly 142 feet to the north margin of School Lane; thence with the margin of the same, easterly 115 feet to the beginning of a curve; thence around said curve north-easterly 39.27 feet to the west margin of Weaver Drive; thence with the margin of the same, northerly 123 feet to the point of beginning.

Being the same property conveyed to Herbert N. Lee and wife, Elizabeth Lee, by deed of record in Book 2143, Page 600, Register's Office for Davidson County, Tennessee. Herbert N. Lee having since died. Elizabeth Lee now known as Elizabeth W. Dutton.

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

This instrument is executed on behalf of Elizabeth W. Dutton by Janice L. Spencer as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080129-0009211, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 417 Weaver Drive, Nashville, Tennessee, 37217
(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.

Davidson County DEEDWARR
Recvd: 01/29/08 14:10 2 pgs
Fees:13.00 Taxes:518.67

20080129-0009212

JAN. 24. 2008 10:39AM ADVANTAGE TITLE 615-777-2015 NO. 4261 P. 15/16

Witness my/our hand(s) this 29th day of January, 2008.

Elizabeth W. Dutton
by Janice L. Spencer
her Attorney-in-fact

Elizabeth W. Dutton by Janice L. Spencer, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of January, 2008, before me personally appeared Janice L. Spencer, the person who executed the foregoing instrument on behalf of Elizabeth W. Dutton and who acknowledged that she executed the same as the free act and deed of the said Elizabeth W. Dutton, through Power of Attorney granted she by the said Elizabeth W. Dutton.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2008.

Commission expires: 5.7.2011

Krystn L. Hodges
Notary Public

KRYSTN T. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

JAN. 24. 2008 10:40AM ADVANTAGE TITLE 615-777-2015 NO. 4261 P. 16/16