Davidson County DEEDWARR
Recvd: 02/15/08 10:37 3 pgs
Fees:18.00 Taxes:209.05

20080215-0015197

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**$56,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF FEBRUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 3/7/11
(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	CityLife Lending Group, LLC	**93-16-401 & 93-16-402**
(NAME)	(NAME)	
P. O. Box 1751	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Frederick, MD 21701-4747	
(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 a married person**, 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:

Legal Description is Exhibit "A" attached hereto

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **124 and 128 Meredith Avenue, 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 **13th day of February, 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 e xecuted the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2008.

Commission expires: ~~May 23, 2009~~ 11/22/08

~~T. Dyke Tatum~~ Darris Billingsley Notary Public

DARRIS BILLINGSLEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

Jerry Wimberly, unmarried
124 & 128 Meredith Ave.
Nashville, TN 37210

Exhibit A

128 Meredith Ave., Nashville, TN 37210

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Hermitage Annex Subdivision, of record in Book 2854, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the northerly margin of Meredith Street being 68.5 feet west of the intersection of Duncan Street; thence northwardly with the westerly boundary of Lot No. 2, 82 feet to a point; 83 degrees 24 minutes west, 45.8 feet to a concrete monument in the easterly margin of a 20 foot alley. Thence with the margin of said alley, south 6 degrees 30 minutes west 40.3 feet to a concrete monument; thence south 84 degrees 34 minutes west, 25 feet to a concrete monument; thence 21 degrees 59 minutes east, 65 feet to a point in the northerly margin of Meredith Street; thence north 57 degrees 51 minutes east with said margin of Meredith Street, 52.5 feet to the point of beginning.

Being the same property conveyed to Eric Sox, by Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record in Instrument 20061026-0132869, said Register's Office, dated October 12, 2006.

124 Meredith Ave., Nashville, TN 37210

LAND in Davidson County, Tennessee, being part of Lot No. 16, Block G, in the Hermitage Addition to Nashville, as of record in Plan Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 begins at a point, which point is the intersection in the north margin of Meredith Avenue, at the east margin of a 20 foot alley, said point being the same point as shown for the southwest corner of Lot No. 16 as shown on the Plan of Hermitage Addition to the City of Nashville, as recorded in Plan Book 57, Page 43, Register's Office for Davidson County, Tennessee; thence from said point in the northerly direction along the east margin of said 20 foot alley, 100 feet to a point, said point being the southwest corner of property conveyed to John V. Beall and wife by deed of record in Book 2436, Page 531, Register's Office for said County; thence in an easterly direction along Beall's westerly line 25 feet to a point; thence in a southeasterly direction along John V. Beall's southwesterly line, 65 feet more or less to a point in the northwesterly margin of Meredith Avenue; thence southwesterly along said margin of Meredith Avenue 70 feet more or less to the point of beginning.

BEING the same property conveyed to Eric Sox by deed from Lonnie R. Puterbaugh and Karen M. Puterbaugh, of record in Instrument 20070221-0021209, dated February 15, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 132 and Plat Book 57, Page 43, said Register's Office.