WARRANTY DEED

File Number: 70506

Davidson County DEEDWARR
Recvd: 05/08/08 14:43 3 pgs
Fees:18.00 Taxes:135.05
20080508-0047904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXP... May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Dismuke	Ernest Dismuke	050-10-0-A-020.00-CO
(NAME)	(NAME)	
3509 Chesapeake Dr	3509 Chesapeake Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Citizens Savings Bank & Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Dismuke, 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:

3509 Chesapeake Dr. Nashville, TN 37209 **Map 050-10A Parcel 020.00 CO**

Land in Davidson County, Tennessee, being Unit No. 20 on Lot No. 4 on the Plan of Phase I, Lots 2-7 and 29-34, Section One, Chesapeake Homes, according to the Master Deed of record in Book 6027, page 860, as re-recorded in Book 6072, page 207, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5800, page 155, as revised in Book 5800, page 165, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Deborah Cole, Trustee by Deed of Trust from Thomas M. Paige and wife Sara A. Paige a married couple recorded on November 11, 2002 in Instrument # 2001111-0138669 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citizens Savings Bank and Trust by Substitute Trustee's Deed from Richard Manson, as Substitute Trustee recorded on June 7, 2007 in Instrument # 20070607-0068376 in Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3509 Chesapeake Dr, Nashville, TN 37209

(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 our hands this 2nd day of May, 2008.

Citizens Savings Bank & Trust

Clint Story Vice-President

By: Clint Story, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Clint Story, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Vice- President of Citizens Savings Bank &Trust, the within named bargainor, and corporation, and that he/she as such Vice -President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Clint Story as such Vice-President.

Witness my hand and official seal this 2nd day of May, 2008.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: **MY COMMISSION EXPIRES: May 23, 2009**

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES:_____

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010