WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 16:07 2 pgs
Fees:13.00 Taxes:388.50

20080603-0056777

File No.: 2008050029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Molly B. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2008

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly B. Graves	City Life Lending Group, LLC	113-01-0-114.00
(NAME)	(NAME)	
416 Patterson Street	PO Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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/WE, Brian Hamilton, unmarried and Sandra L. Troutman, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly B. Graves, 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 the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being part of Block "A" on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for said County, described accordingly to a survey by John H. Wright, Surveyor No. 1014, dated October 21, 1988, as follows:

Said part of Block "A" fronts 65 feet on the northerly margin of Patterson Street and runs back 189 feet on the westerly line and 189 feet on the easterly line (189 feet per old deed, 196 feet scaled) to a dead line in the rear, on which it measures 55 feet thereon.

Being the same property conveyed to Brian Hamilton, unmarried and Sandra L. Troutman, married by Warranty Deed from Joseph F. Sweeney Jr., unmarried, dated 10/09/07, recorded 10/12/07 in Instrument Number 20071012-0121603, Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the Grantor(s) as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 416 Patterson Street, Nashville, TN 37211
(House Number) (Street) (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/our hand(s) this 23rd day of May, 2008.

Brian Hamilton

Sandra L. Troutman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brian Hamilton and Sandra L. Troutman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of May, 2008.



Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206