File No. 08-0103

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 14:12 2 pg
Fees:13.00 Taxes:695.60

20080805-0080724

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires July 1 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Jacoby	City Life Lending Group, LLC	083-16-0-045.00
(NAME)	(NAME)	
2657 Barclay Drive	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **FALCON CAPITAL FUNDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JACOBY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 241, on the Plan of Fortland Park, Section 3, Addition 1, as shown on plat of record in Plat Book 3100, page 88, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Falcon Capital Funding, LLC in Instrument No. 20080206-0012184, recorded 2/6/2008, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 2008 real estate taxes, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2657 Barclay Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of August, 2008.

Falcon Capital Funding, LLC, a Tennessee limited liability company

By: _____
Mickey Ridings, General Manager

STATE OF TENNESSEE

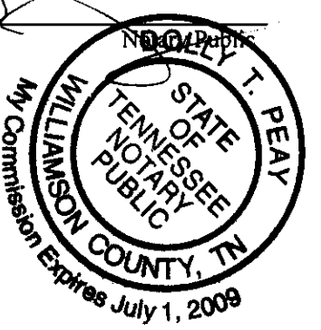
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MICKEY RIDINGS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the GENERAL MANAGER of FALCON CAPITAL FUNDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and corporation, and that he as such GENERAL MANAGER being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company, by the said MICKEY RIDINGS as such GENERAL MANAGER.

Witness my hand and official seal on this the 1st day of August, 2008.

Commission expires:

_____
Notary Public



File Number: 08-0103

RETURN TO:

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White House, TN 37188