File No. 281200979

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/20/09 12:05 2 pgs
Fees:13.00 Taxes:514.30
20090120-0004636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Kremer	City Life Lending Group, LLC	041-14-0A-023.00CO
(NAME) 1540 Brick Drive	(NAME) PO Box 5708	
(ADDRESS) Nashville, TN 37207	(ADDRESS) 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, We, **NEW MILLENNIUM BUILDERS, LLC,** a Tennessee Limited Liability Company, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC T. KREMER, A SINGLE PERSON,** hereinafter called the grantee(s), His 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. 23, Final Plat, The Fields of Brick Church, as shown on plat of record in Instrument No. 20040604-0065967, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to New Millennium Builders LLC by Warranty Deed from Jeffrey W George of record in Instrument No. 20080505-0045900 on 05/01/2008 and filed for record on 05/05/2008, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat by Instrument No. 20040604-0065967, Register's Office for DAVIDSON County, Tennessee; (3) Restrictions of record in Instrument No. 20040505-0051098, Register's Office for DAVIDSON County, Tennessee; (4) Sewer/Water/Drainage Easement of record in Book 6255, Page 665, Register's Office for DAVIDSON County, Tennessee; (5) Sewer/Water/Drainage Easement of record in Book 6316, Page 22, Register's Office for DAVIDSON County, Tennessee; (6) Storm Water Detention Agreement Easement of record in Instrument No. 20030728-0104758, Register's Office for DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1540 Brick Drive, Nashville, TN 37207
(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 GRANTEE(S), His 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), His 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 15th day of January, 2009.

New Millennium Builders, LLC

By: _____

Steven Ray Hannah, Chief Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ray Hannah, with whom I am personally acquainted and who proved himself/herself to be the Chief Manager of New Millennium Builders, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 15th day of January, 2009.

Commission expires: 1/11/11

_____

Notary Public

File Number: 281200979

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY