Davidson County DEEDWARR
Recvd: 02/05/09 15:48 2 pgs
Fees:13.00 Taxes:419.95
20090205-0010254

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,500.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2009.

Notary Public

My commission expires: 7/16/11

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 East Main Street
Hendersonville, TN 37075
(615)724-7100

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip D. Hess	COUNTRYWIDE HOME LOAN	84-14-131.00
2219 Dearborn Drive	3011 AMORY DR. STE 120	
Nashville, TN 37214	NASHVILLE, TN 37204	

FOR AND IN 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 ACKNOWLEDGE, WE,

David K. Minnick and Robin J. Minnick, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip D. Hess, 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:

Land in Davidson County, Tennessee, being Lot 114, WALNUT GROVE, as shown on plat of record in Plat Book 2133, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David K. Minnick and Robin J. Minnick, husband and wife by Warranty Deed from Cheryl E. Batey Wooten and Gary E. Wooten, wife and husband, recorded on the 15th day of August, 1990 in Book 8174, Page 389, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2219 Dearborn Drive, Nashville, TN 37214.

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 in 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 28th day of January, 2009.

David K. Minnick

Robin J. Minnick

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Cumberland

Personally appeared before me, a Notary Public of said County and State, David K. Minnick and Robin J. Minnick , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2009.

Notary Public

My Commission Expires: ~~9-19-2011~~ Oct. 16, 2010

NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

State of North Carolina
County of Cumberland