# WARRANTY DEED

R-VRE-09-1136

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesley Romeiser | CityLife Lending Group, LLC | |
| 1136 Sunnymeade Drive | (NAME) 121 Suburban Road, 1st Floor | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Knoxville, TN 37923-5588 | 61-15-181.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVERETT L. GILL AND WIFE, LEANNE BOUCHER GILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESLEY ROMEISER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, BLOCK "A", SUNNYMEADE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, 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 EVERETT L. GILL AND WIFE, LEANNE BOUCHER GILL BY WARRANTY DEED FROM JASON M. PHELAN AND WIFE, AMY P. PHELAN, RECORDED ON THE 6TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051206-0146436, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 974, PAGES 56 AND 57; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 1136 Sunnymeade Drive, Nashville, Tennessee 37216
(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), 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.

BILL GARRETT, Davidson County
Trans:T20090055182 DEEDWARR
Recvd: 08/12/09 15:37 2 pgs
Fees:13.00 Taxes:543.53
20090812-0076073

Witness my/our hand(s) this 7th day of August, 2009.

Everett L. Gill

Leanne Boucher Gill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Everett L. Gill and Leanne Boucher Gill, the within named bargainor, 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 and official seal, this the 7th day of August, 2009.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)




My Commission Expires JAN. 9, 2012

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903