File No. 20090180

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090082541 DEEDWARR
Recvd: 12/07/09 11:19 2 pgs
Fees: 13.00 Taxes: 425.50
20091207-0111704

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin V. Holcombe	CityLife Lending Group, LLC	83-7-244
(NAME)	(NAME)	
924 Crescent Hill Road	2206 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Thelma J. McDowell and Lisa Ann McDowell, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin V. Holcombe, 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 No. 49, on the Plan of ROSELAWN, of record in Book 2133, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thelma J. McDowell and Lisa Ann McDowell, both unmarried, by deed from William M. Gray and wife, Flora E. Gray, dated September 4, 1996 and recorded on September 9, 1996 in Book 10184, page 69, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 924 Crescent Hill Road, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20090180

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 our hands this 30th day of November, 2009.

Thelma J. McDowell

Lisa Ann McDowell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma J. McDowell and Lisa Ann McDowell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2009.

Commission expires:

4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

Notary Public