Davidson County DEEDWARR
Recvd: 03/08/07 10:06 2 pg
Fees:13.00 Taxes:713.73

20070308-0028544

WARRANTY DEED

G-VRE-06-870

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7 JULY - 10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Neil Morholt	CityLife Lending Group, LLC	
870 Beth Drive (ADDRESS)	(NAME) 7445 New Technology Way (ADDRESS)	84-5-85.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (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 B.I.G. DEVELOPMENT, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NEIL MORHOLT, 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 14, CUMBERLAND MEADOWS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050317-0029532 AMENDED AT INSTRUMENT NO. 20050525-0059134, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO B.I.G. DEVELOPMENT, INC. BY QUITCLAIM DEED FROM DAN EATON D/B/A VINTAGE BUILDERS, RECORDED ON THE 25TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051025-0128956, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 2005317-0029532; Inst. No. 20050525-0059134; Inst. No. 2005123-0156879; Inst. no. 20040824-0102318; book 4007, Page 49; Book 4008, Page 192; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 870 Beth Drive, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 27th day of February, 2007.

B.I.G. Development, Inc
BY:
ITS: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2007, before me personally appeared Steve Neighbors, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of B.I.G. Development, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY