Davidson County DEEDWARR
Recvd: 10/02/07 10:43 2 pgs
Fees:13.00 Taxes:873.20

20071002-0117152

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-CLL-07-0301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2007.

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
Kati Baumgartner	CityLife Lending Group, LLC	
301 Rose Hall	(NAME) 7445 New Technolgy Way	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Frederick, MD 21703	104-6-N-301 CO
(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 ELISA G. SUGAR,AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATI BAUMGARTNER, 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:

**The said Elisa G. Sugar is now married to Warren S. Goodrich, Jr.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 301, ROSE HALL CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 15, AMENDED IN PLAT BOOK 6900, PAGE 379, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7307, PAGE 760, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ELISA G. SUGAR, AN UNMARRIED WOMAN BY WARRANTY DEED FROM RICARDO BEDOYA AND WIFE, PATRICIA BEDOYA, RECORDED ON THE 26TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040426-0047175, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6900, PAGE 379; BOOK 332, PAGE 15; BOOK 7307, PAGE 769; AND BOOK 7307, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 301 Rose Hall, Nashville, Tennessee 37212
(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 26th day of September, 2007.

Elisa G. Sugar

Warren S. Goodrich, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisa G. Sugar, 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. * and Warren S. Goodrich, Jr.

Witness my hand and official seal, this the 26th day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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