Davidson County DEEDWARR
Recvd: 03/31/08 08:43 2 pg
Fees:13.00 Taxes:499.13

20080331-0031528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Lydia Garrard
Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

WARRANTY DEED

G-VRE-08-460

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
Lydia Garrard	CITYLIFE LENDING GROUP, LLC	
660 Bell Rd.	(NAME) 8480 Stagecoach Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) FREDERICK, MD 21701	161-11-A-197 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 NELL C. KENNEDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYDIA GARRARD, UNMARRIED, 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 197, HUNTINGTON RIDGE TOWNHOUSES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 9, 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 NELL C. KENNEDY BY WARRANTY DEED FROM DOROTHY C. FENNELL, A SINGLE PERSON, RECORDED ON THE 25TH DAY OF OCTOBER, 1979 IN BOOK 5519, PAGE 792, 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 4675, PAGE 9; BOOK 4460, PAGE 67; BOOK 4729, PAGE 687; BOOK 4889, PAGE 905; BOOK 5394, PAGE 243; BOOK 7423, PAGE 762; BOOK 4729, PAGE 682; BOOK 4890, PAGE 84; BOOK 9732, PAGE 551; BOOK 9775, PAGE 308; AND BOOK 11345, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 460 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 March, 2008.

Nell C. Kennedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nell C. Kennedy, 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 26th day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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