RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 09:09 2 pgs
Fees:13.00 Taxes:610.50

20080702-0068163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165.000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2008.

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Cohen (NAME)	Citylife Lending Group, LLC (NAME)	
1106 Pennock Avenue (ADDRESS)	P.O.Box 11701 (ADDRESS)	Map 082-03
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Newark NJ 07101-4701 (CITY) (STATE) (ZIP)	Parcel 287

For and 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, **STEPHEN WULFING AND WIFE, MARIE WALTERS-WULFING**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAN COHEN, A SINGLE PERSON**, 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, State of Tennessee, described as follows to-wit:

BEING Lot No. 23 on Crutcher Bros. Plan of Lots in Northeast Nashville, being a subdivision of part of the Lucy H. Lindsley property, as of record in Book 161, page 158, Register's of Deeds, Davidson County, Tennessee. Said Lot No. 23 fronts fifty feet on the west side of Pennock Avenue and runs back between parallel lines one hundred fifty feet to an alley.

Being the same property conveyed to Stephen Wulfing and wife, Marie Walters-Wulfing by deed dated July 28, 2004 from Clarence L. Morgan of record in Instrument No. 20040806-0095003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1106 Pennock Avenue, Nashville, TN 37207

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Register of Deeds

Witness our hands this 30th day of June, 2008.

Stephen Wulfing

Marie ~~Waters~~-Wulfing
Wa Hers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Wulfing and wife, Marie ~~Waters~~-Wulfing, the bargainor, 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.
Wa Hers DAC

Witness my hand and official seal at Nashville, Tennessee on this 30th day of June, 2008.

My Commission expires:

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010