WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2008

Dana Dellworth
Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

File No.: 2008060043

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriela M. Andrade, and Ana R. Vides De Andrade and Hernan Andrade	City Life Lending Group, LLC	104-11-0-E 003.00 CO
(NAME)	(NAME)	
2128 Portland Avenue	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Frederick, MD 21701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Melinda Ann McGarrah Sharp and husband, Thomas Carroll McGarrah Sharp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabriela M. Andrade, unmarried, and Ana R. Vides De Andrade and husband, Hernan Andrade, 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:

Being Unit C on the Condominium Plat of Portland Place as described by Master Deed establishing a Horizontal Property Regime of record in Book 6557, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melinda Ann McGarrah Sharp and husband, Thomas Carroll McGarrah Sharp by Warranty Deed from Sara A. Tullos, a single person, dated July 6, 2004 and recorded in Instrument Number 20040709-0082049, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2128 Portland Avenue, Nashville, TN 37212
(House Number) (Street) (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 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 my/our hand(s) this 11th day of July, 2008.

Davidson County DEEDWARR
Recvd: 07/25/08 11:10 2 pgs
Fees:13.00 Taxes:846.93
20080725-0076371

Melinda Ann McGarrah Sharp

Thomas Carroll McGarrah Sharp

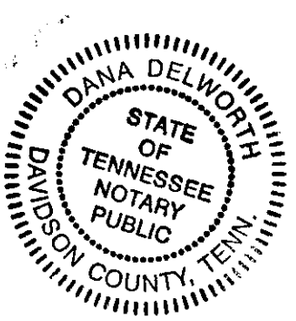
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melinda Ann McGarrah Sharp and husband, Thomas Carroll McGarrah Sharp, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 11th day of July, 2008.

Notary Public

My Commission Expires 01/24/2009



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206