Davidson County DEEDWARR
Recvd: 09/24/08 14:31 2 pgs
Fees:13.00 Taxes:425.50

20080924-0097312

# WARRANTY DEED

G-VRE-08-62

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2008

Notary Public

MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC 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 |
|---|---|---|
| Jennifer Sears | CITYLIFE LENDING GROUP, LLC | |
| 1500 Rosebank Ave. | 8480 Stagecoach Circle | |
| Nashville, TN 37206 | FREDERICK, MD 21701 | 119-2-241.00 |
| (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 PHUONG-VIVI HOANG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER SEARS, 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 178, STERLING HEIGHTS, SECTION FIVE, OF RECORD IN PLAT BOOK 1835, PAGE 37, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHUONG-VIVI HOANG, UNMARRIED BY WARRANTY DEED FROM JOHN REDING AND ROCHELLE REDING, RECORDED ON THE 28TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061128-0146554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1835, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 62 Valeria Street, Nashville, Tennessee 37210
(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 19th day of September, 2008.

Phuong-Vivi Hoang by Kim Hoard AIF
Phuong-Vivi Hoang

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of September, 2008, before me personally appeared Kim Hoard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phuong-Vivi Hoang, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Phuong-Vivi Hoang, unmarried.

Witness my hand and official seal, this the 19th day of September, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. TN

My Commission Expires: 11/22/08

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