WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caden D. Austin	City Life Lending Group, LLC	081-11-0-468.00
(NAME)	(NAME)	
1703 11th Ave. N	2206 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37212	
(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, WE, **The Resource Group, I, LLC and S & M, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caden D. Austin, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1703 11th Ave. N, Nashville, TN 37208

(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 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 hand this 3rd day of November 2008.

Brain Sanders, Managing Member

Patrick L. Swett, Managing Member

Davidson County DEEDWARR
Recvd: 11/25/08 11:50 4 pgs
Fees:23.00 Taxes:604.95
20081125-0115452

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Patrick L. Swett**, **Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **The Resource Group I, LLC.,** and that he is duly authorized to execute this instrument on behalf of **The Resource Group I, LLC**.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November 2008.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Brian Sanders**, **Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **S & M, LLC.,** and that he is duly authorized to execute this instrument on behalf of **S & M, LLC.**

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November 2008.

Commission expires:



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) No. 108 as shown on the map entitled the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 108 fronts 50 feet on the westerly side of 11th Avenue, North formerly Fillmore Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to THE RESOURCE GROUP I, LLC AND S & M, LLC, by deed from JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS, of record as Instrument No. 20071203-0139674, dated November 27, 2007, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

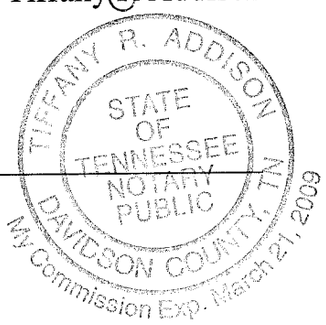
Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires:_____