This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/02/08 12:04 2 pgs
Fees:13.00 Taxes:466.20
20081202-0116861

ADDRESS NEW OWNER:
Victoria A. Hellmer
4928 Shadowlawn Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
City Life Lending Group LLC
8480 Stagecoach Circle
Frederick, Maryland 21701

MAP	76-5
GROUP	
PARCEL	60.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Teresa Gail Stephenson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Victoria A. Hellmer, a single person** , hereinafter called the GRANTEE, her 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, Tennessee, being Lot No. 55 on the Plan of Hidden Hill, of record in Plat Book 4860, page 43, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Gail Stephenson, by Quitclaim Deed from Jeffrey Lewis Stephenson of record in Instrument no. 20030528-0071996, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Jeffrey L. Stephenson and wife, Teresa Gail Stephenson by deed from Ava L. Robertson and husband, Randy J. Thompson of record in Book 10144, page 129, said Register's Office..

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **4928 Shadowlawn Drive, Hermitage, Tennessee 37076.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **26th** day of **November, 2008.**

Teresa Gail Stephenson

Teresa Gail Stephenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Teresa Gail Stephenson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of November, 2008.

Marilyn Hart

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of November, 2008.

Amanda Vaughn

NOTARY PUBLIC

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires: 1/24/09