BILL GARRETT, Davidson County
Trans: T20090019588 DEEDWARR
Recvd: 03/25/09 08:08 2 pgs
Fees: 13.00 Taxes: 1202.50

20090325-0026681

WARRANTY DEED

G-VRE-09-1307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

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
Richard Kalonick	CityLife Lending Group, LLC	
1307 Fatherland Street	(NAME) 8480 Stagecoach Circle	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Frederick, MD 21701-4747	83-13-69.00
(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 WOODBRIDGE HOLDINGS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD KALONICK AND WIFE, GRETCHEN SWIFT-KALONICK, 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 PART OF LOT NO. 1 ON THE PLAN OF SPRING PARK SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 134, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF FATHERLAND STREET, AT THE CORNER OF AN ALLEY LYING BETWEEN SOUTH 13TH AND SOUTH 14TH STREET; THENCE WITH THE MARGIN OF SAID ALLEY NORTHERLY 150 FEET TO A POINT; THENCE EASTERLY 40 FEET TO A POINT WHICH IS 120 FEET WEST OF THE WESTERLY MARGIN OF SOUTH 14TH STREET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY MARGIN OF SOUTH 14TH STREET, 150 FEET TO THE NORTH MARGIN OF FATHERLAND STREET; THENCE WITH THE MARGIN OF THE SAME WESTERLY 40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WOODBRIDGE HOLDINGS, LLC BY WARRANTY DEED FROM EAST EGG VENTURES, LLC, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080904-0090653, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING BUT NOT LIMITED TO THE INSTRUMENT(S) RECORDED IN BOOK 57, PAGE 134, SAID REGISTER'S OFFICE..

unimproved ( )

This is improved (X) property, known as 1307 Fatherland Street, Nashville, Tennessee 37206
(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 16th day of March 2009

Woodbridge Holdings, LLC

BY: _____
Robert Dufresne, Authorized Agent

Attest: _____
Russ Schmidt, Authorized Agent

STATE OF MN
COUNTY OF Hennepin

On this the , before me personally appeared Robert Dufresne and Russ Schmidt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself/themselves to be the Authorized Agents of Woodbridge Holdings, LLC, the within named bargainor, a limited liability company, and that he/she/they as such Authorized Agents executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of March, 2009.

_____
Notary Public
My Commission Expires:

DAVID E FRIEDRICH
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

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