This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090141

BILL GARRETT, Davidson County
Trans:T20090024177 DEEDWARR
Recvd: 04/13/09 14:04 3 pgs
Fees:18.00 Taxes:643.80
20090413-0033169

Send Tax Bills To:
CityLife Lending Group, LLC
8480 Stagecoach Cir
Frederick MD 21701

New Owner is:
Kelly Stewart
1115 Thorncrest Rd
Nashville, TN 37211

MAP: 161-06-0A

PARCEL: 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John L. Houghtling and wife Sandra J. McDonald**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelly M. Stewart,** a single person, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 1, Oakhill Townhomes, Phase 1, as shown on plat of record in Instrument Number 20070705-0080241 and Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions and Easements recorded at Instrument Number 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to John L. Houghtling and wife, Sandra J. McDonald, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 3-24-08 and recorded 3-27-08 in Instrument Number 20080327-0030827 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 1115 Thorncrest Rd, Nashville, TN 37211

JLH by SJM ait / SJM

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of April, 2009.

GRANTOR:

John L Houghtling by Sandra McDonald his attorney in fact

John L. Houghtling by Sandra J. McDonald, his Attorney-in-Fact

Sandra J McDonald

Sandra J. McDonald

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sandra J. McDonald** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **John L. Houghtling**, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20090413-0033168, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 3rd day of April, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires: _____

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sandra J. McDonald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of April, 2009.

MARGARET R. MEANS STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

SWORN TO and subscribed before me this 6th day of April, 2009.

Amanda Vaughn
NOTARY PUBLIC
My commission expires:

9/07/2013

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY