WARRANTY DEED

G-VRE-09-1105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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
Timothy J. Ambler	CityLife Lending Group, LLC	
1105 Clayton Avenue (ADDRESS)	8480 Stagecoach Circle (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Frederick, MD 21701-4747 (CITY) (STATE) (ZIP)	118-5-36.00

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 KAYE S. SAVAGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY J: AMBLER AND WIFE, LAURA R. AMBLER, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 60.0 FEET OF LOT NO. 20 ON THE PLAN OF THE SOUTH PART OF D.L.G. NOEL'S PROPERTY OF RECORD IN BOOK 547, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY FRONTS 60.0 FEET ON THE SOUTHERLY MARGIN OF CLAYTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 140.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM ROBERT STEVEN SAVAGE, NOW AN UNMARRIED PERSON TO KAYE S. SAVAGE, NOW AN UNMARRIED PERSON AS RECORDED ON THE 4TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060504-0052017 AND WARRANTY DEED FROM DION E. EAGAN AND WIFE, MICHELLE A. EAGAN TO STEVEN SAVAGE AND WIFE, KAYE S. SAVAGE AS RECORDED ON THE 13TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030513-0064075, 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 THOSE OF RECORD IN BOOK 547, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1105 Clayton Avenue, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20090044273 DEEDWARR
Recvd: 07/01/09 14:46 2 pgs
Fees:13.00 Taxes:1294.63
20090701-0061461

Witness my/our hand(s) this 29th day of June, 2009.

Kaye S. Savage

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kaye S. Savage, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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