WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

(AFFIX SEAL)

MICHELLE M. CO... NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20090054854 DEEDWARR
Recvd: 08/11/09 13:51 2 pgs
Fees:13.00 Taxes:314.50
20090811-0075609

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle D. Greenway	City Life Lending Group, LLC	133-12-39
(NAME)	(NAME)	
418 Benita Drive	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Springfield, OH 45501,	
(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, Billy J. Deering and wife, Sharon Deering, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle D. Greenway, 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:

Being Lot No. 101 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 70 feet on the easterly side of Benita Drive and extends back 164.74 feet on the northerly line and 164.88 feet on the southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Billy J. Deering, by deed of record in Instrument No. 200803030020485, Register's Office for Davidson County, Tennessee.

Sharon Deering joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 418 Benita Drive, Nashville, TN 37211
(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 7th day of August, 2009.

x Billy J. Deering
Billy J. Deering

x Sharon M. Deering
Sharon Deering

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy J. Deering and Sharon Deering with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2009.

Commission expires:

1-21-2013

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY