WARRANTY DEED

G-VRE-09-1020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,425.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Lindsay T. Sullivan	CityLife Lending Group, LLC	
1020 Delmas Avenue (ADDRESS)	121 Suburban Rd., 1st Floor (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	72-9-246.00

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 GARY C. BAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY T. SULLIVAN, A MARRIED PERSON, 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 THE WEST ONE-HALF OF LOT NO. 41 ON THE MAP OF EAST HILL ADDITION, AS OF RECORD IN BOOK 332, PAGE 33, REGISTERS OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF WEST DELMAS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 191 FEET, MORE OR LESS TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM A. BAKER II (UNMARRIED) TO GARY C. BAKER, UNMARRIED AS RECORDED ON THE 8TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080108-0002112; QUITCLAIM DEED FROM GARY C. BAKER, UNMARRIED TO WILLIAM A. BAKER II AS RECORDED ON THE 6TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070806-0093388 AND WARRANTY DEED FROM RAYMOND BROUGHTON, SR. AND SHERRONDA BROUGHTON TO GARY C. BAKER, A SINGLE PERSON AS RECORDED ON THE 8TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070608-0069061 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMEND BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1020 Delmas Avenue, Nashville, Tennessee 37216
(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:T20090074897 DEEDWARR
Recvd: 11/03/09 12:24 2 pgs
Fees:13.00 Taxes:534.37
20091103-0101447

Witness my/our hand(s) this 30th day of October, 2009.

Gary C. Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary C. Baker, 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 30th day of October, 2009.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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