WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Aaron J. Joyce	CityLife Lending Group, LLC	Parcel ID:
3016 Reelfoot Drive	121 Suburban Rd., 1st Floor	10812011900
Nashville, TN 37214	Knoxville, TN 37923	

FOR AND IN 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

Graham H. Parnell and wife, Ashley Parnell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Aaron J. Joyce, 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. 77, on the Plan of Reelfoot, Section One, of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Graham H. Parnell, unmarried, by deed from Lisa Garvin Spruill f/k/a Lisa Garvin and husband, Jimmy E. Spruill of record in Instrument 20060203-0013661, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 5200, page 641, said Register's Office; (2) Restrictive Covenants of record in Book 6411, page 620, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7322, page 359, said Register's Office; and (4) Water Main Easement of record in Book 7322, page 386, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3016 Reelfoot Drive, Nashville, TN 37214

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 our hands this 30th day of October, 2009.

Graham H. Parnell

Ashley Parnell

BILL GARRETT, Davidson County
Trans: T20090079875 DEEDWARR
Recvd: 11/24/09 12:09 2 pgs
Fees: 13.00 Taxes: 538.35

20091124-0108100

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 Graham H. Parnell and wife, Ashley Parnell, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.