WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100011474 DEEDWARR
Recvd: 02/26/10 10:44 2 pgs
Fees: 13.00 Taxes: 666.00
20100226-0014836

G-VRE-10-1420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE CITY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire M. Marshall	Citylife Lending Group (NAME)	
1420 Boscobel Street (ADDRESS)	121 Suburban Rd, 1st Fl (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	83-13-348.00

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, I/we ROBERT H. SCHLISE AND DAVID MICHAEL ALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAIRE M. MARSHALL AND TYLER J. CROWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP
, 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 LOT NO. 198 AND THE EASTERLY 13 FEET OF LOT 197 ON THE MAP OF LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID LOT NO. 198 AND PART OF LOT NO. 197 FRONT TOGETHER 63 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET, AND RUN BACK BETWEEN LINES, 121 FEET ON THE EASTERLY LINE, WHICH IS ALSO THE WESTERLY LINE OF 15TH STREET, AND 121.46 FEET ON THE WESTERLY LINE, TO THE NORTHERLY MARGIN OF AN ALLEY IN THE REAR, ON WHICH IT MEASURES 63 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM JOHN H. WHITLEY AND WIFE, CAROLYN Y. WHITLEY TO ROBERT H. SCHLISE AND DAVID MICHAEL ALLEN AS RECORDED ON THE 12TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070212-0017930; EXECUTOR'S QUITCLAIM DEED FROM ALAN M. WISE, AS EXECUTOR OF THE ESTATE OF JAMES ACE GORDON, AND INDIVIDUALLY TO JOHN H. WHITLEY AS RECORDED ON THE 11TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070111-0004843; AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 26TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050126-0009804 AND WARRANTY DEED FROM JIMMY RAY MARTIN AND WIFE, HILTON ELIZABETH MARTIN TO MARY LOUISE PEOPLES AS RECORDED ON THE 2ND DAY OF AUGUST, 1968 IN BOOK 4256, PAGE 739, 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 PLAN BOOK 2, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1420 Boscobel Street, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 18th day of February, 2010.

Robert H. Schlise

Robert H. Schlise

David Michael Allen

David Michael Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. Schlise and David Michael Allen, 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 18th day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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