WARRANTY DEED

G-CLLG-10-2712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Gropp	CityLife Lending Group, LLC	
2712 Bobby Avenue	(NAME) 121 Suburban Rd, 1st Fl	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxvillle, TN 37923-5588	72-8-165.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ADRIENNE J. HALL AND HUSBAND, WILLIAM D. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. GROPP , UNMARRIED, 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. 39 ON THE MAP OF HAPPY VALLEY, SECTION "C", NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF BOBBY AVENUE, 100 FEET EAST OF THE EASTERLY MARGIN OF COOPER LANE, BEING THE CORNER OF LOTS NOS. 38 AND 39; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 140 FEET; THENCE EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS. 39 AND 40; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 140 FEET TO THE SOUTHERLY MARGIN OF BOBBY AVENUE; THENCE WITH THE SAME, WESTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ADRIENNE J. HALL AND HUSBAND, WILLIAM D. HALL BY WARRANTY DEED FROM ANNIE LAURIE POE, AN UNMARRIED PERSON, RECORDED NOVEMBER 6, 2002 IN INSTRUMENT NO. 20021106-0136537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2712 Bobby 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:T20100015553 DEEDWARR
Recvd: 03/17/10 10:15 2 pgs
Fees:13.00 Taxes:551.30
20100317-0019967

Witness my/our hand(s) this 12th day of March, 2010.

Adrienne J. Hall

William D. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrienne J. Hall and William D. Hall, 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 12th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

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