This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
R-VRES-10-3607

ADDRESS NEW OWNER:
Beat Zenerino
3607-A Wilbur Place
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CITYLIFE LENDING GROUP, LLC
P.O. BOX 11701
NEWARK, NJ 07101

MAP 118-13
GROUP
PARCEL 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael E. Bivens, married, joined by Brandy Bivens, his wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Beat Zenerino, a single person** hereinafter called the , heirs and assigns, a 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. 33 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Bivens, unmarried by deed dated from Shannon Evans Pinkston and husband William Clark Pinkston dated May 31, 2000 of record in Instrument no. 20000602-0054951, Register's Office for Davidson County, Tennessee.

Brandy Bivens, spouse of Michael Bivens, joins in this instrument to convey any and all interests she may have; especially here marital interests.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20100025288 DEEDWARR
Recvd: 04/28/10 10:57 3 pgs
Fees:18.00 Taxes:1061.90
20100428-0032224

This is **improved** property known as **3607-A Wilbur Place, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns , forever, and, GRANTOR does covenants with the said that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said , and 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 the 19th day of April, **2010.**

Michael Bivens

Brandy Bivens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandy Bivens and Michael E. Bivens,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20 day April of 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is 287,000.00.

AFFIANT

Subscribed and sworn to before me on this 20 day
of April, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013