BILL GARRETT, Davidson County
Trans: T20100027569 DEEDWARR
Recvd: 05/07/10 14:37 2 pgs
Fees: 13.00 Taxes: 777.00
20100507-0035180

WARRANTY DEED

R-VRES-10-1108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-24-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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
Russell R. Vendt-Pearce	CityLife Lending Group, LLC (NAME)	
1108 Kirkwood Avenue (ADDRESS)	121 Suburban Rd, 1st Fl (ADDRESS)	11801017700
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Knoxvillle, TN 37923-5588 (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 MAYCHE WRAY GRIGSBY AND MAISHA GRIGSBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL R. VENDT-PEARCE AND ELIZABETH C. CAMPOS, HUSBAND AND WIFE, 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 EASTERLY PART OF LOT NO. 94 ON THE PLAN OF DR. L.G. NOEL'S IDLEWILD SUBDIVISION, OF RECORD IN BOOK 547, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY FRONTS 60 FEET ON THE NORTHERLY MARGIN OF KIRKWOOD AVENUE AND EXTENDS BACK 150 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 150 FEET, MORE OR LESS, ON THE WESTERLY LINE TO AN ALLEY IN THE REAR, MEASURING 42.5 FEET THEREON.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF EITHER GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM ELEANOR MARIE JOHNSON, A SINGLE PERSON TO NEUREE C. LOVE AND TABITHA C. WILLIAMS AS RECORDED ON THE 23RD DAY OF JULY, 1993 IN BOOK 9023, PAGE 288; QUITCLAIM DEED FROM NEUREE C. LOVE AND TABITHA C. WILLIAMS, SINGLE INDIVIDUALS TO SHEILA GREER, TRUSTEE AS RECORDED ON THE 11TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010111-0003368 AND QUITCLAIM DEED FROM MAYCHE WRAY GRIGSBY TO MAYCHE WRAY GRIGSBY AND MAISHA GRIGSBY AS RECORDED ON THE 19TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100219-0012696, AS CORRECTED AT INSTRUMENT NO. 20100317-0020095, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 55; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1108 Kirkwood Avenue, Nashville, Tennessee 37204
(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 30th day of April, 2010.

Mayche Wray Grigsby

Maisha Grigsby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mayche Wray Grigsby and Maisha Grigsby, 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 April, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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