

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Nancy E Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF MAY, 2010.

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. VADEN	Citylife Lending Group	**072-04-0-243.00**
(NAME) **1427 ARDEE AVENUE**	(NAME) P.O. Box 11701	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLIAM KEITH CARROLL AND WIFE, NANCY E. CARROLL AND GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. VADEN,** a single person, HEREINAFTER CALLED THE GRANTEE, HIS 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 the south 65 feet of the north 80 feet of Lot No. 30 of Block "E", on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 65 feet on the easterly side of Ardee, formerly Mildred, Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to William Keith Carroll and wife, Nancy E. Carroll and Grand Canyon Properties, LLC, a Tennessee limited liability company, from Lynn Goodwin and Catherine Tabor by deed dated October 15, 2009, of record as Instrument #20091015-0095623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 843, page 95, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100034796 DEEDWARR
Recvd: 06/08/10 11:24 2 pgs
Fees:13.00 Taxes:443.63
20100608-0044419

unimproved ( )
This is improved(X) property, known as 1427 ARDEE AVENUE, NASHVILLE, TN 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 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 28th day of May, 2010.

GRAND CANYON PROPERTIES, LLC

By: Virginia N. Pitts, Chief Manager

WILLIAM KEITH CARROLL

NANCY E. CARROLL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA N. PITTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of **GRAND CANYON PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **GRAND CANYON PROPERTIES, LLC** by herself as such Chief Manager.

Witness my hand and official seal at office this 28th day of May, 2010.

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**

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 **William Keith Carroll and Nancy E. Carroll,** the bargainors, 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 office this 28th day of May, 2010.

My commission expires: **August 23, 2011.**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN