BILL GARRETT, Davidson County
Trans:T20100036534 DEEDWARR
Recvd: 06/16/10 12:24 2 pgs
Fees:13.00 Taxes:478.56
20100616-0046733

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,340.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 4, 2013

(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Closing and Escrow, Inc.
51115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antwain Lytle, unmarried	Fifth Third Mtg. (NAME)	150-8-133.00
3629 Huntingboro Trail (ADDRESS)	5001 Kingsley DR MD 1MOCBQ (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brandon A. Rumbley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Antwain Lytle, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 449, PHASE 1, SOMERSET FORMERLY TOWNE VILLAGE OF THE COUNTRY, SECTION SIX, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 690 AND 691, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.
SAID LOT NO. 449 FRONTS 65.00 FEET ON THE NORTHEASTERLY SIDE OF HUNTINGBORO TRAIL AND RUNS BACK BETWEEN PARALLEL LINES THAT MEASURE 140.00 FEET TO A LINE IN THE REAR WHICH MEASURES 65.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARTY PENIX TO BRANDON A. RUMBLEY AS RECORDED ON THE 23RD DAY OF JULY, 2009 IN INSTRUMENT NO. 20090723-0069188; SUBSTITUTE TRUSTEE'S DEED FROM RECONTRUST COMPANY, N.A., SUBSTITUTE TRUSTEE TO MARTY PENIX AS RECORDED ON THE 22ND DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090622-0058088; WARRANTY DEED FROM JOEL VANDERGLAS AND WIFE, KIMBERLY H. VANDERGLAS TO TAHNYA SEE, UNMARRIED AS RECORDED ON THE 6TH DAY OF NOVEMBER, 1989 IN BOOK 7977, PAGE 160 AND WARRANTY DEED FROM PHILLIPS BUILDERS, INC. TO JOEL VANDERGLAS AND WIFE, KIMBERLY H. VANDERGLAS AS RECORDED ON THE 16TH DAY OF SEPTEMBER, 1988 IN BOOK 7654, PAGE 560, 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.

unimproved ( )
This is improved (X) property, known as 3629 Huntingboro Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 14th day of June, 2010.

Brandon A. Rumbley

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Brandon A. Rumbley, personally appeared before me this 14th day of June, 2010 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of June, 2010.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closing and Escrow, Inc.
51115 Maryland Way
Brentwood, TN 37027