07

Realty Title

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10070719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $432,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2010.

Notary Public
My Commission Expires: 11-7-2012

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100047532 DEEDWARR
Recvd: 08/03/10 10:07 2 pgs
Fees:13.00 Taxes:1600.25

20100803-0060843

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erica Christine Reed 2535 Ashwood Ave Nashville TN 37212	~~New Owner~~ PRIME LENDING 18111 PRESTON RD, SUITE 900 DALLAS, TX 75252	Tax Parcel ID No. 10415006100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Kendall Jr. and wife, Patricia S. Kendall,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica Christine Reed, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 47 on the Map of Sunset Park, as of record in Book 332, Page 132, said Register's Office. Said part of Lot No. 47 fronts 50 feet on the Southerly side of West Ashwood Avenue formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Robert L. Kendall, Jr. and wife, Patricia S. Kendall by Warranty Deed from Joseph Francis, Jr. and wife, Gale H. Rutan, recorded on the 5th day of September, 2000 in Instrument No. 20000905-0087574, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK, as recorded in Plat Book 332, Page(s) 132, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2535 Ashwood Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2010.

Robert L. Kendall Jr.

Patricia S. Kendall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Kendall Jr. and Patricia S. Kendall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067