BILL GARRETT, Davidson County
Trans:T20100056033 DEEDWARR
Recvd: 09/07/10 15:44 2 pgs
Fees:13.00 Taxes:806.60

20100907-0071161

WARRANTY DEED

G-VRE-10-1619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Christine E. Hastings	CityLife Lending Group, LLC	
333 East 14th Street Apt. 10-D (ADDRESS)	(NAME) 121 Suburban Road, 1st Floor (ADDRESS)	
New York, NY 10003 (CITY) (STATE) (ZIP)	Knoxvillle, TN 37923-5588 (CITY) (STATE) (ZIP)	83-6-342.00

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 NICHOLAS BRENT MCCLOUD AND BRADLEY HUNTER MCCLOUD*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE E. HASTINGS, UNMARRIED AND VITA DENNIS, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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:

*Both unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 57 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 2, ON THE MAP OF W.L. HORN'S SPOUT SPRING ADDITION, OF RECORD IN BOOK 57, PAGE 106, AKA LOT "C" ON THE UNRECORDED MAP OF SUBDIVISION OF SAID LOT 2, DESCRIBED ACCORDING TO A SURVEY OF CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC., DATED 7/26/04, DESCRIBED AS FOLLOWS: SAID LOT C FRONTS 57 FEET ON THE NORTH SIDE OF MCEWEN AVENUE AND RUNS BACK 150 FEET BETWEEN PARALLEL LINES, PARALLEL TO AND 113 FEET EAST OF RUDOLPH STREET TO THE SOUTH LINE OF LOT D.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS BRENT MCCLOUD AND BRADLEY HUNTER MCCLOUD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM PAUL L. CORBY, UNMARRIED, RECORDED ON THE 24TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050624-0073044, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 57, PAGE 106 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1619 McEwen Avenue, Nashville, Tennessee 37206
(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 26th day of August, 2010.

Nicholas Brent McCloud

Bradley Hunter McCloud by Nicholas Brent McCloud, Attorney in Fact

Bradley Hunter McCloud by Nicholas Brent McCloud, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Brent McCloud, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2010.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2010, before me personally appeared Nicholas Brent McCloud to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bradley Hunter McCloud and who acknowledged he executed the same as the free act and deed of the said Bradley Hunter McCloud.

Witness my hand and official seal, this the 26th day of August, 2010.

Notary Public

My Commission Expires: 11/7/12

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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