WARRANTY DEED

R-VRES-10-1306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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
Erin L. Shim	CityLife Lending Group, LLC	
1306 Gartland Avenue (ADDRESS)	121 Suburban Road, 1st Floor (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxvillle, TN 37923-5588 (CITY) (STATE) (ZIP)	83-9-69.00

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 JIMMY S. BELLAR AND WIFE, KATHY L. BELLAR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN L. SHIM AND ANNE E. DECHANT, AS Joint Tenants with 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST HALF OF LOT NO. 6 OF BLOCK NO. 2 IN D. H. BAILEY'S SUBDIVISION OF A PART OF THE ALLISON PROPERTY, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTH SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JIMMY S. BELLAR AND WIFE, KATHY L. BELLAR BY WARRANTY DEED FROM ROGER W. FOX AND WIFE, JANE E. FOX, RECORDED ON THE 15TH DAY OF MAY, 1995 IN BOOK 9671, PAGE 732, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

IS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 73-74; 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 1306 Gartland 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.

BILL GARRETT, Davidson County
Trans:T20100065200 DEEDWARR
Recvd: 10/14/10 14:32 2 pgs
Fees:13.00 Taxes:1202.50
20101014-0082459

Witness my/our hand(s) this 8th day of October, 2010.

Jimmy S. Bellar

Kathy L. Bellar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy S. Bellar and Kathy L. Bellar, 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 8th day of October, 2010.

Notary Public

My Commission Expires: 10-16-11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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