This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**109 Kenner Avenue Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **10-1152**

BILL GARRETT, Davidson County
Trans:T20100071245 DEEDWARR
Recvd: 11/09/10 13:59 2 pgs
Fees:13.00 Taxes:425.50
20101109-0090048

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this 1st day of November, 2010, by and between **Robert T. Hollett and Christine Hollett, husband and wife**, parties of the first part, and **Ryan Cain and Elizabeth Cain, husband and wife**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 79 on the Map of Part Two, Porter Heights of record in Plat Book 1424, Page 79, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert T. Hollett and wife, Christine Hollett by deed dated November 30, 1995 from John A. Patton and wife, Michelle Patton of record in Book 9881, page 852, said Register's Office.

This conveyance is made subject to: any and all existing easements and restrictions as shown of record.

Parcel ID #**72-16-167**

☑ Improved OR

☐ Unimproved property located at: **1518 Preston Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert T. Hollett

Christine Hollett

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert T. Hollett and Christine Hollett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of November, 2010

Rebecca T. Garland
Notary Public

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/13

**********

Owner's Name: **Ryan Cain and Elizabeth Cain**

and Address: **1518 Preston Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Citylife Lending Group, LLC
P. O. Box 11701 ,
Newark, NJ 07101

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cari Teisl
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1 day of November, 2010

Dana Delworth
Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY