WARRANTY DEED

R-VRES-10-509

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Michele L. Priddy
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2010.

Notary Public

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

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
Michele L. Priddy	CityLife Lending Group, LLC	
509 Elysian Fields Road	(NAME) 8480 Stagecoach Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Frederick, MD 21701-4747	133-14-2.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 AUDREY THOMPSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELE L. PRIDDY, A SINGLE PERSON, 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 LOT 16, ABBAY HALL, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 18, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. .

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD THOMPSON, UNMARRIED TO AUDREY THOMPSON, UNMARRIED AS RECORDED ON THE 23RD DAY OF JULY, 2010 IN INSTRUMENT NO. 20100723-0057782 AND WARRANTY DEED FROM JAMES PERGANDE AND WIFE, SHIRLEY D. MAUSS PERGANDE, AS TENANTS BY THE ENTIRETY TO RICHARD THOMPSON AND WIFE, AUDREY THOMPSON AS RECORDED ON THE 19TH DAY OF JANUARY, 1995 IN BOOK 9574, PAGE 327, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAN OF RECORD IN PLAT BOOK 2331, PAGE 18 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 509 Elysian Fields Road, Nashville, Tennessee 37211
(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:T20100074032 DEEDWARR
Recvd: 11/22/10 14:53 2 pgs
Fees:13.00 Taxes:573.50
20101122-0093508

Witness my/our hand(s) this 12th day of November, 2010.

Audrey Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audrey Thompson, 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 12th day of November, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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