WARRANTY DEED

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 12-03-13

R-BR-11-2309

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
Garrett Winfield Parris	Cendera Funding, Inc.	
2309 Northview Avenue	(NAME) 8509 Western Hills Blvd, Suite 100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Fort Worth, TX 76108	72-10-243.00
(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 DIANNE S. MAYO AND HUSBAND, MARABLE LEE MAYO, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARRETT WINFIELD PARRIS , UNMARRIED, 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:

BEING LOT NO. 3 ON THE UNRECORDED MAP OF THE SUBDIVISION OF THE RUCKER PROPERTY AT THE SOUTHEAST CORNER OF LITTON AVENUE AND NORTHVIEW AVENUE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY NORRIS H. HICKERSON, NOVEMBER 15, 1946, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NORTHVIEW AVENUE AT AN IRON PIN 130 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID AVENUE AND LITTON AVENUE; THENCE ALONG THE EASTERLY MARGIN OF NORTHVIEW AVENUE S. 3 DEGREES 45' WEST 50 FEET TO AN IRON PIN AT THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS S 86 DEGREES 15' EAST 100 FEET TO AN IRON PIN IN THE WEST LINE OF THE G.O. CUFF PROPERTY; THENCE ALONG CUFF'S LINE N 3 DEGREES 45' EAST 50 FEET TO AN IRON PIN AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN LOTS NOS. 2 AND 3 N 86 DEGREES 15' WEST 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DIANNE S. MAYO AND HUSBAND, MARABLE LEE MAYO, JR. BY WARRANTY DEED FROM GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 8TH DAY OF OCTOBER, 1998 IN BOOK 11149, PAGE 474, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2309 Northview Avenue, Nashville, Tennessee 37216
(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:T20110023349 DEEDWARR
Recvd: 04/20/11 13:07 2 pgs
Fees:13.00 Taxes:307.10
20110420-0030505

Witness my/our hand(s) this 8th day of April, 2011.

Dianne S. Mayo

Dianne S. Mayo

Marable Lee Mayo, Jr.

Marable Lee Mayo, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dianne S. Mayo and Marable Lee Mayo, Jr., 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 April, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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