WARRANTY DEED

G-VRES-11-831

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-20-14

(AFFIX SEAL)

MARY FRANCES RUDY
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
Nickolaus B. Lytle	SUNTRUST MORTGAGE, INC.	
831 Bresslyn Road	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) NASHVILLE, TN 37219	115-3-8.00
(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 ESTATE ROBERT L. WHITCOMB, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICKOLAUS B. LYTLE AND AMANDA GANSBERGER, HUSBAND AND WIFE , 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 THE EIGHT CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 188 ON THE PLAN OF BROOK MEADE, SECTION VI, OF RECORD IN BOOK 2331, PAGES 3 AND 4, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 188 IS SITUATED AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BRESSLYN ROAD AND BELTON DRIVE, FRONTING 190.2 FEET ON THE SOUTHWESTERLY MARGIN OF BRESSLYN ROAD AND 296.6 FEET ON THE NORTHWESTERLY MARGIN OF BELTON DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A RADIUS OF 25 FEET AND A LENGTH OF 39.3 FEET; SAID LOT RUNS BACK NORTHWARDLY 172.3 FEET FROM BELTON DRIVE AND SOUTHWESTWARDLY 156 FEET FROM BRESSLYN ROAD TO A COMMON POINT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CHARLENE M. WHITCOMB, UNMARRIED TO ROBERT L. WHITCOMB, JR. AS RECORDED ON THE 30TH DAY OF OCTOBER, 1985 IN DEED BOOK 6696, PAGE 334 AND PROBATE AS RECORDED ON THE 13TH DAY OF MAY, 2010 IN PROBATE DOCKET NO. 10P752, 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 IN THE PLAN OF RECORD IN PLAT BOOK 233, PAGE 3 AND 4 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 831 Bresslyn Road, Nashville, Tennessee 37205
(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:T20110046029 DEEDWARR
Recvd: 07/29/11 09:47 2 pgs
Fees:13.00 Taxes:777.00

20110729-0058102

Witness my/our hand(s) this 22nd day of July, 2011.

Estate Robert L. Whitcomb, Jr.

BY: _____
Mary Emily Whitcomb, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2011, before me personally appeared Mary Emily Whitcomb, Executrix of the Estate Robert L. Whitcomb, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 22nd day of July, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

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