WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140097420 DEEDWARR
Recvd: 12/31/14 09:22 2 pgs
Fees:13.00 Taxes:1479.63
20141231-0119091

G-VRES-14-1107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Cline and Andrea Cline	**State Department Federal Credit Union**	
(NAME)	(NAME)	
1107 Lillian Street	**10800 Main Street**	**083-13-0-128.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Fairfax, VA 22030**	
(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, I/we **LSP, L.L.C.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT CLINE AND ANDREA CLINE, 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 Davidson County, Tennessee, Being the South 70 feet of Lot No. 92 on the Map of East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 92 fronts 50 feet on the North side of Lillian Avenue and runs back between parallel lines 70 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to LSP, L.L.C. by deed from David S. Engstrom of record in Instrument No. 20070605-0067101 Register's Office for Davidson County, Tennessee, dated June 04, 2007 and recorded on June 05, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1107 Lillian Street , Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2014.

LSP, L.L.C.

BY: _____
Brendan Donelson
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDAN DONELSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of LSP, L.L.C. the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2014.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212