RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 10:34 2 pg
Fees:13.00 Taxes:388.50
20080701-0067611

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Shorten	Countrywide Bank, F.S.B.	
(NAME)	(NAME)	
2220 Scott Avenue	P.O. Box 660694	Map 072-100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas TX 75266-0694	Parcel 254.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **ROBERT J. THOMAS, AN UNMARRIED PERSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SARAH SHORTEN,** Unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in situate in the 11th Civil District of Davidson County, Tennessee, being bounded and described according to a survey dated July 25, 1951 by Lewis D. Justice, Surveyor as follows:

Beginning at a point in the western margin of Scott Avenue, 150 feet north of the north margin of Otay Avenenue; thence westerly and parallel to the north margin of Otay Avenue, 188 feet to the east margin of a proposed 12 foot alley; thence with the margin of same, northerly 50 feet to a point; thence easterly 188 feet to the westerly margin of Scott Avenue; thence with the margin of the same, South 50 feet to the beginning.

Being the same property conveyed to Robert J. Thomas, an unmarried person by Deed from The Bank of New York as Trustee for the Holders of the GE WMC Asset-Backed Pass-Through Certificates Series 2006-1 by Litton Loan Servicing LP, as Attorney-in-Fact, dated October 30, 2007, filed for record on December 27, 2007, of record in Instrument Number 200712270148049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2220 Scott Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title ~~and~~ interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 27th day of June, 2008.

Robert J. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 27th day of June, 2008.

My Commission expires:

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011