BILL GARRETT, Davidson County
Trans:T20100015611 DEEDWARR
Recvd: 03/17/10 12:21 2 pgs
Fees:13.00 Taxes:728.90
20100317-0020043

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 12th day of March, 2010.

J. Brandon Miller
Notary Public

My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Megan Ann Cool	First Community Mortgage	Map: 172-030-A
1417 Cedarway Lane	275 Robert Rose Drive	Parcel: 13.00C0
Nashville, TN 37211	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FORECLOSED ASSETS SALES AND TRANSFER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN ANN COOL, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Foreclosed Assets Sales and Transfer Partnership by Substitute Trustees Deed from Nationwide Trustee Services, Inc., as Substitute Trustee of record in Instrument 200907060062394, Register's Office for Davidson County, Tennessee, dated June 25, 2009. And being the same property conveyed to Michelle A. Terry by deed from Dorothy Jean Kaserman, unmarried of record in Instrument 200610030122443, Register's Office for Davidson County, Tennessee, dated September 1, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1417 Cedarway Lane, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of March, 2010.

Foreclosed Assets Sales and Transfer Partnership, a Tennessee G.P.

By: Matt Daniels
Name: Matthew Daniels
Title: Managing Partner

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Daniels, the Managing Partner of Foreclosed Assets Sales and Transfer Partnership, a Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2010.

Notary Public

My Commission Expires: 6.30.2013

SANTIAGO HERNAN CUCCARESE
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 6-30-2013
KNOX COUNTY