WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022589 DEEDWARR
Recvd: 04/16/10 10:12 2 pgs
Fees:13.00 Taxes:473.60

20100416-0028718

G-VRE-10-01023

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

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
Nancy A. Heathman	Tennessee Bank & Trust	
1023 Dozier Place	(NAME) 9000 Carothers Parkway	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067	72-10-5.00
(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, I/we JUSTIN M. AMARAL AND WIFE, LAURA J. AMARAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NANCY A. HEATHMAN , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 12, MAP OF DOZIER PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 51, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATE, SERIES 2006-23 TO JUSTIN M. AMARAL AND LAURA J. AMARAL AS RECORDED ON THE 24TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091124-0107924; SUBSTITUTE TRUSTEE'S DEED FROM RECONTRUST COMPANY, SUBSTITUTE TRUSTEE TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATE, SERIES 2006-23 AS RECORDED ON THE 12TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090812-0075817 AND DEED FROM ETHEL M. WHITSEY, UNMARRIED TO YVONNE P. GLENN, UNMARRIED AS RECORDED ON THE20TH DAY OF JULY, 1999 IN BOOK 11580, PAGE 493, 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 INCLUDING THOSE OF RECORD IN BOOK 974, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1023 Dozier Place, 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.

Witness my/our hand(s) this 15th day of April, 2010.

Justin M. Amaral

Laura J. Amaral

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin M. Amaral and Laura J. Amaral, 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 15th day of April, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



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