Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100028950 DEEDWARR
Recvd: 05/13/10 15:26 3 pgs
Fees:18.00 Taxes:566.10
20100513-0037068

ADDRESS NEW OWNER:
Michelle M. Poole
3357 Cain Harbor Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
People's Home Equity, Inc.
4300 Sidco Drive, Suite 200
Nashville, TN 37204

MAP **62-2B**
GROUP
PARCEL **114CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey D. Smith,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michelle M. Poole and Justin R. Collins, both single persons,** 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 Davidson County, Tennessee, being Lot No. 43 on the Plan of The First Amendment of Abbington Park, Phase One, Section Three, a Planned Unit Development, of record as Instrument No. 20040728-0090230, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey D. Smith by deed dated from Bank of New York As Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-2CB Mortgage Pass-Through Certificates Series 2006-2B, a corporation organized and existing under the laws of the United States dated March 14, 2008 of record in Instrument no. 20080327-0030584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **3357 Cain Harbor Drive, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **26th** day of **April, 2010.**

Jeffrey D. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey D. Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of April, 2010.

~~Karen C. Asplint~~ Claire Anne Neal
NOTARY PUBLIC

My Commission Expires: ~~7/5/2011~~ 2/8/2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CLAIRE ANNE NEAL, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires February 8, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2010.

Claire Anne Neal
~~Karen C. Asplint~~
NOTARY PUBLIC

My Commission Expires: ~~7/5/2011~~ 2/8/2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
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