THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110032420 DEEDWARR
Recvd: 06/01/11 11:07 1 pgs
Fees:13.00 Taxes:636.40
20110601-0041685

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Loree E. Brown 615 South 11th Street Nashville, Tennessee 37206	New Owner	094-01-0-046.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER and wife, JULIE E. MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LOREE E. BROWN**, a single woman, hereinafter called the Grantee, her heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the Plan of Payne, Blakemore and Cummings Addition in East Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffery S. Miller and Julie E. Miller by Warranty Deed from HSBC Bank, USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of September 1, 2006 Fremont Home Loan Trust 2006-C of record in Instrument No. 20101214-0099386, dated 11/30/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as **615 South 11th 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **May, 2011**:

Jeffery S. Miller

Julie E. Miller

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 **JEFFERY S. MILLER AND JULIE E. MILLER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of May, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $172,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF MAY, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON