BILL GARRETT, Davidson County
Trans:T20110034471 DEEDWARR
Recvd: 06/09/11 09:36 2 pgs
Fees:13.00 Taxes:360.75
20110609-0044114

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

Subscribed and sworn to before me, this 7th day of June, 2011.

Notary Public
My commission expires:

02-1105-47370

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jaime C. Hale | Franklin American Mtg. Co. | 119-06-0-234 |
| 50 Valeria Street | 501 Corporate Centre Dr | |
| Nashville TN 37211 | Franklin, TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Tidwell, unmarried Louis James Catignani, married and Mickey Ryan Williams, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jaime C. Hale, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the northerly 1/2 of Lot Marked "Reserved" on the Map of Sterling Heights, Section 3, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, Said part of lot fronts 80 feet on the east side of Picknell Drive and runs back between lines, 161.6 feet on the northerly line and 160.90 feet on the southerly line, to a dead line in the rear.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee For The Certificate Holders For Bank of America Funding 2005-C, Trust Mortgage Pass-through Certificates Series 2005-C, By BAC Home Loans Servicing L.P., FKA Countrywide Home Loans Servicing LP by BAC GP, LLC, Its General Partners. by Substitute Trustees Deed from Reconstruct Company, N.A., Substitute Trustee dated January 8, 2010 recorded January 28, 2010 of record in Instrument No. 20100128-0007166, said Register's Office.

Being the same property conveyed to Matthew Tidwell by deed from Wells Fargo Bank, N.A. as Trustee for The Certificate Holders For Bank of America Funding 2005-C, Trust Mortgage Pass-through Certificates Series 2005-C, By BAC Home Loans Servicing L.P., FHA Countrywide Home Loans Servicing LP By BAC GP, LLC, Its General Partners, dated January 24, 2011 recorded March 1, 2011 of record in Instrument No. 20110301-0016268, said Register's Office.

Being the same property conveyed to Matthew Tidwell unmarried, Louis James Catignani married, and Mickey Ryan Williams married, by Quitclaim Deed from Matthew Tidwell unmarried, dated February 25, 2011 recorded March 7, 2011 of record in Instrument No. 20110307-0018186, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 50 Valeria Street, 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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 7th day of June, 2011.

Matthew Tidwell

Louis James Catignani

Mickey Ryan Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Tidwell and Louis James Catignani and Mickey Ryan Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of June, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14