# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110040748 DEEDWARR
Recvd: 07/07/11 12:24 2 pgs
Fees:13.00 Taxes:388.50
20110707-0052032

DANA DELWORTH
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 $105,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2011.

Notary Public

My commission expires: 01/07/2013

**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: |
|---|---|---|
| J. Adam Newport | Tennessee Valley Federal Credit Union, ISAOA/ATIMA | Map: 072-13 |
| 441 Hickory Drive | 715 Market Street | Parcel: 208 |
| Spring City, TN 37381 | Chattanooga, TN 37402 | |

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, **SARA WEEDMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. ADAM NEWPORT, UNMARRIED**, 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 the easterly part of Lot No. 11 on the Plan of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the south margin of Strouse Ave. at a point 20 ft. east of the corner of Lots No. 11 and 12, thence south and parallel with the line between said two lots 119 ft. to the north line of Lot No. 10, thence with said line east 70 ft. to the northeast corner of said lot 10, thence, north 122.3 ft. to the south margin of Strouse Ave., thence with said Avenue west 98.5 ft to the beginning.

Being the same property conveyed to Sara Weedman by deed from Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series ITF INABS 2005-D of record in Instrument 200706040065548, Register's Office for Davidson County, Tennessee, dated May 17, 2007.

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 918 Strouse Ave., Nashville, TN 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(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

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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 22nd day of June, 2011.

Sara Weedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sara Weedman, 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 for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2011.

Notary Public

My Commission Expires:

