BILL GARRETT, Davidson County
Trans:T20110048856 DEEDWARR
Recvd: 08/10/11 08:51 2 pgs
Fees:13.00 Taxes:943.50

20110810-0061484

WARRANTY DEED

R-VRES-11-1133

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Maria C. Gaskill	Cornerstone Home Lending	
1133 Eastdale Avenue	(NAME) 1177 West Loop South, Suite 200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Houston, TX 77027	61-11-188.00
(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, we LISA SMITH, UNMARRIED, AND DEBBIE GRAHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA C. GASKILL, 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 141, MAP OF EASTDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 29 AND 30, 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 TO JERRY L. CAMPBELL AND DEBORAH KAY WENDELL, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANT IN COMMON BY DEED FROM LAWRENCE R. SMITH AND DONNA M. SMITH, DATED JUNE 13, 1986 AND RECORDED ON JULY 1, 1986, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH KAY WENDELL, AN UNMARRIED WOMAN BY QUITCLAIM DEED FROM JERRY L. CAMPBELL AND DEBORAH KAY WENDELL, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANT IN COMMON, DATED MARCH 30TH, 2006, RECORDED JUNE 27, 2006 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LISA SMITH AND DEBBIE GRAHAM BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY-IN-FACT NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY DBA FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), RECORDED ON THE 14TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110414-0028756, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGES 29-30; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1133 Eastdale Avenue, 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 29th day of July, 2011.

Lisa Smith

Debbie Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Smith and Debbie Graham, 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 29th day of July, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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