BILL GARRETT, Davidson County
Trans:T20110054392 DEEDWARR
Recvd: 09/01/11 15:51 2 pgs
Fees:13.00 Taxes:532.06
20110901-0068037

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**3817 Bedford Avenue**
**Suite 140**
**Nashville, Tennessee 37215**

**CRT File No. 11070697**

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $143,800.00.

J. Brandon Mills
Affiant

Subscribed and sworn to before me, this31st day of August, 2011.

S. T. M.
Notary Public
My Commission Expires: JULY 8, 2013

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Robert Guimaraes and Megan Keiko Guimaraes<br>1215 Stockell Street<br>Nashville TN 37207 | Avenue Bank<br>3823 Cleghorn Avenue<br>Nashville, TN 37215 | Tax Parcel ID No.<br>07115036600 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy Shafer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Keiko Guimaraes and Robert Guimaraes, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 132, BENEDICT LAND COMPANY'S SUBDIVISION, as shown on plat of record in Plat Book 332, Page 40, 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 by Quit Claim Deed from Shannon Oshea Garrett to Ladonna Harris as recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017605; Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029749; Special Warranty Deed from U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, by Home Loan Services, Inc., as Attorney-in-Fact to Burkett Homes, Inc., a Tennessee Corporation as recorded on the 24th day of May, 2010 in Instrument No. 20100524-0040037 and Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation to Troy Shafer, unmarried as recorded on the 14th day of October, 2010 in Instrument No. 20101014-0082520, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BENEDICT LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 40.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Merrill Lynch Mortgage

This is improved property located at 1215 Stockell Street Nashville TN 37207.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of August, 2011.

Troy Shafer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Troy Shafer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014