WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $144,000.00 Affiant Subscribed and Sworn to before me, this 31st day of August, 2011. Notary Public My commission expires:

BILL GARRETT, Davidson County
Trans:T20110054928 DEEDWARR
Recvd: 09/06/11 11:05 2 pgs
Fees:13.00 Taxes:532.80
20110906-0068767

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Matthew Stratton 109 Coastal Court E Nashville, TN 37217	SWBC Mortgage 9311 San Pedro Ste 100 San Antonio, TX 78216	13607010000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Heather Prien f/k/a Heather Bauer, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Matthew Stratton and wife Heidi Stratton,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Priest Lake Park, Section 4 of record in Book 4460, pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Heather Bauer by deed from US Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF14, Mortgage Pass-Through Certificates, Series 2006-FF14 of record in Instrument No. 20080103-0000656 Register's Office for Davidson County, Tennessee.

Heather Bauer having since married and now being Heather Prien.

Nicholas Prien joins in this conveyance to convey any interest he may have as the husband of Heather Prien.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, Pages 15-17, said Register's Office.

This is (x) improved ( ) unimproved property known as 109 Coastal Court E, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 31st day of August, 2011.

Heather Prien

Nicholas Prien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Heather Prien and Nicholas Prien,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY