WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060319 DEEDWARR
Recvd: 09/28/11 13:39 2 pgs
Fees:13.00 Taxes:327.45
20110928-0075179

R-VRE-11-1506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: AUG 2 [illegible] 2012

(AFFIX SEAL)

KRISTEN M. TRANI Notary Public At Large SUMNER 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
Jade L. Medders	Franklin American Mort. Co. (NAME)	
1506 Berry Street (ADDRESS)	501 Corporate Centre Dr., Ste 400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	053-03 285.00

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, I/we MARK A. ROTHSCHILD, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JADE L. MEDDERS, A single woman 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 251, SECTION "C", VILLAGE OF OLD HICKORY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 66, 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 SPECIAL WARRANTY DEED FROM BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEAMS ASSET BACKED SECURITIES 1 LLC ASSET BACKED CERTIFICATES, SERIES 2005-HE3, A NATIONAL BANKING ASSOCIATION TO MARK A. ROTHSCHILD, MARRIED AS RECORDED ON THE 8TH DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101208-0097736; TRUSTEE'S DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEAMS ASSET BACKED SECURITIES 1 LLC ASSET BACKED CERTIFICATES, SERIES 2005-HE3 AS RECORDED ON THE 29TH DAY OF SEPTEMBER, 2010 IN INSTRUMENT NO. 20100929-0077339 AND WARRANTY DEED FROM DAVID DRUMMOND AND KATHLEEN DRUMMOND, HUSBAND AND WIFE TO BRANDIE SCOTT, A SINGLE PERSON AS RECORDED ON THE 18TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041118-0138756, 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 1424, PAGE 66; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 1506 Berry Street, Old Hickory, Tennessee 37138
(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 23rd day of September, 2011.

Mark A. Rothschild

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Rothschild, 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 23rd day of September, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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