WARRANTY DEED	STATE OF TN COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October 2011 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TERINA GARRISON NOTARY PUBLIC STATE OF TENNESSEE EXP MAR 4 2014 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 2269 Wilma Rudolph Blvd., Suite 101 Clarksville, Tennessee 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda L Freeman	WCS Lending, LLC	176 5 B 35.00C
(NAME)	(NAME)	
6416 Wildgrove Drive	951 Yamato Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Boca Raton, FL 33431	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Susan Pederson, married and Mary Massey, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rhonda L Freeman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 130 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 883-887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Susan Pedersen, married and Mary Massey, married by Warranty Deed from US Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2005-5, Home Equity Pass Through Certificates, Series 2005-5 of record November 2, 2009 in Instrument 20091102-0101150.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 6416 Wildgrove Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110065910 DEEDWARR
Recvd: 10/21/11 09:36 2 pgs
Fees:13.00 Taxes:547.60
20111021-0081962

Witness our hands this 12 day of October 2011. 12th day of October, 2011.

Susan Pedersen

Susan Pedersen

Mary Massey

Mary Massey

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Susan Pedersen, married and Mary Massey, married with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 12 day of October 2011

Commission expires:

T Garrison

Notary Public

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY