THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091245**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $95,000.00 Affiant Subscribed and sworn to before me, this 16th day of November, 2011. Notary Public My Commission Expires:

ANDRE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110073030 DEEDWARR
Recvd: 11/18/11 10:23 2 pgs
Fees:13.00 Taxes:351.50
20111118-0090326

WARRANTY DEED

Address New Owner: Jessica Phillips 2552 Slaydon Dr Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 72-10-89.00

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Phillips**, ("Grantees"), her 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 614, PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 6, as shown on plat of record in Plat Book 6900, Page 753, 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 The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates to Troy Shafer, unmarried as recorded on the 23rd day of February, 2011 in Instrument No. 20110223-0015031 and Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to The Bank of New York Trust Co, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates as recorded on the 31st day of March, 2010 in Instrument No. 20100331-0023928 and Warranty Deed from Commercial Federal Mortgage Corporation to Phyllis Y. Boyd as recorded on the 9th day of November, 1992 in Deed Book 8781, Page 433, 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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 6, as recorded in Plat Book 6900, Page(s) 753.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7910, Page 855, refiled in Book 9471, Page 372.

This is improved property located at 2552 Slaydon Dr 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 16th day of November, 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 16th day of November, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014