BILL GARRETT, Davidson County
Trans: T20110078549 DEEDWARR
Recvd: 12/12/11 13:50 2 pgs
Fees: 13.00 Taxes: 318.20
20111212-0096760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2011.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph L. Cantrell, Jr.	**Suntrust Mortgage, Inc.**	**05014010000**
3243 Spears Road	**1001 Semms Avenue-RVW5023**	
Nashville, TN 37207	**Richmond VA 23224**	
		FILE #: ST10263

FOR AND IN 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 ACKNOWLEDGE, WE,

Susan Pedersen, married and Mary Massey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph L. Cantrell, Jr.

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:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LOT 402, SECTION TWO, PARKWOOD ESTATES SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 3300, PAGE 5, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN PEDERSEN AND MARY MASSEY BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE RESIDENTIAL ASSET SECURITIZATION TRUST 2005-A15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-O ORGANIZED AND EXISTING UNDER THE LAWS OF UNITED STATES OF AMERICA DATED 2/9/11 AND RECORDED ON 3/14/11 IN INSTRUMENT NO. 20110314-0019902, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE RESIDENTIAL ASSET SECURITIZATION TRUST 2005-A15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-O ORGANIZED AND EXISTING UNDER THE LAWS OF UNITED STATES OF AMERICA DATED DECEMBER 1, 2005 BY SUBSTITUTE TRUSTEE'S DEED FROM CHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE DATED 09/17/10 AND RECORDED ON 09/29/10 IN INSTRUMENT NO. 20100929-0077418, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO FURTHER BEING THE SAME PROPERTY CONVEYED TO JONATHAN S. HALL, MARRIED BY WARRANTY DEED FROM CLARENCE CHANDLER, UNMARRIED DATED 11/8/05 AND RECORDED ON 11/10/05 IN INSTRUMENT NO. 20051110-0136270, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Subject property was never the principle residence of either SusanPedersen nor Mary Massey.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3300, Page 5, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 3243 Spears Road, Nashville, TN 37207.

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 in 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.

Witness my/our hand(s) this 6th day of December, 2011.

Susan Pedersen

Susan Pedersen

Mary Massey

Mary Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Susan Pedersen and Mary Massey , the within named Grantors, 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, at office, this 6th day of December, 2011.

Notary Public

My Commission Expires:

