THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12010052** BILL GARRETT, Davidson County Trans:T20120010693 DEEDWARR Recvd: 02/13/12 13:43 2 pgs Fees:13.00 Taxes:333.00 20120213-0012511	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00 Affiant Subscribed and sworn to before me, this 3rd day of February, 2012. Notary Public My Commission Expires: DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

WARRANTY DEED

Address New Owner: Rachel Leigh Woodard 1411 Stainback Avenue Nashville TN 37207	Send Tax Bills To: S/3 MTG. P.O. Box 630412 Cincinnati, OH 45274-0134	Tax Information: Tax Parcel ID No. 071-11-0-265.00

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, **Zachary Jameson and Krista Jameson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Leigh Woodard, an unmarried woman**, ("Grantees"), its 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 No. 62 & 63 on the Plan of The Highland Land Co's Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vanessa Peebles, unmarried by Warranty Deed from Clayton D. Janeksela, unmarried, of record in Book 10507, Page 954, Register's Office for Davidson County, Tennessee, dated June 20, 1997; and

Being the same property conveyed to Nationstar Mortgage, L.L.C. by Trustee's Deed from Shellie Wallace, Successor Trustee, of record in Instrument No. 20110328-0023287, Register's Office for Davidson County, Tennessee, dated March 11, 2011; and

Being the same property conveyed to Zachary Jameson, married by deed from Nationstar Mortgage, LLC of record in Instrument Number 20110920-0072699, in the Register's Office for Davidson County, Tennessee, dated September 15, 2011.

This property known as 1411 Stainback Avenue, Nashville, TN 37207.

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.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10507, Page 974, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any,

unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1411 Stainback Avenue 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 3rd day of February, 2012.

Zachary Jameson

Krista Jameson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Jameson and Krista Jameson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2012.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY