BILL GARRETT, Davidson County
Trans:T20120012746 DEEDWARR
Recvd: 02/22/12 08:29 2 pgs
Fees:13.00 Taxes:610.50
20120222-0015057

WARRANTY DEED

PFR12-0833

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Brenda Shelly
Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2012.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 12/23/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua D. McDaniel	F&M Bank	
833 Rose Park Dr.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	084-01-139.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we JACK WALTON DBA PROFOUND REALTORS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA D. MCDANIEL, AN UNMARRIED MAN, 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 No. 20 on the Plan of Rose Estates, Section One, of record in Plat Book 3600, Page 37, 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 Leah L. Henley, unmarried by Warranty Deed from Vernon L. Biggs and wife, Susie B. Biggs of record in Instrument Number 200008180081986, in the Register's Office for Davidson County, Tennessee, dated August 17, 2000.

Being the same property conveyed to Kevin Marter and wife, Leah L. Marter by Quitclaim Deed from Leah L. Henley nka Leah L. Marter of record in Instrument Number 20070626-0076086, in the Register's Office for Davidson County, Tennessee, dated June 20, 2007.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee, for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-8 by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee, of record in Instrument Number 20100310-0018378, in the Register's Office for Davidson County, Tennessee, dated March 4, 2010.

Being the same property conveyed to Jack Walton DBA Profound Realtors, LLC by deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee, for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-8, of record in Instrument Number 20110415-0029117, in the Register's Office for Davidson County, Tennessee, dated April 8, 2011.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book Book 3600, page 37; Book 3676, page 361; Book 3707, page 356, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 833 Rose Park Dr., Nashville, Tennessee 37206
(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 9th day of February, 2012.

Jack Walton DBA Profound Realtors, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of February, 2012, before me personally appeared Jack Walton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Jack Walton DBA Profound Realtors, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of February, 2012.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959