Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120046248 DEEDWARR
Recvd: 06/22/12 10:33 2 pgs
Fees:13.00 Taxes:514.30
20120622-0054851

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is 139,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2012.

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
640 BROADMOOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHAKILA D. FERGUSON	**FIRST COMMUNITY MORTGAGE, INC.**	**03213002100**
1601 AUTUMN RIDGE DRIVE	**275 ROBERT ROSE DRIVE**	
NASHVILLE, TN 37207	**MURFREESBORO, TN 37129**	

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,

BARRY BREWER, A MARRIED PERSON and WILLIAM E. BREWER, A MARRIED PERSON AS TENANTS IN COMMON

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

SHAKILA D. FERGUSON, A SINGLE PERSON

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:

BEING LOT NO. 27 ON THE PLAN OF TIMBERTRAIL SECTION ONE OF RECORD IN PLAT BOOK 5200, PAGE 205, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BARRY BREWER, A MARRIED PERSON AND WILLIAM E BREWER, A MARRIED PERSON AS TENANTS IN COMMON BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP1 BY ITS ATTORNEY IN FACT LITTON LOAN SERVICING, LP DATED 02/14/12 AND RECORDED ON 05/30/12 IN INSTRUMENT NO. 20120530-0046748, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP1 BY ITS ATTORNEY IN FACT LITTON LOAN SERVICING, LP BY TRUSTEE'S DEED FROM J.P. SELLERS, AS CO-TRUSTEE DATED 11/17/11 AND RECORDED ON 11/23/11 IN INSTRUMENT NO. 20111123-0091864, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF THE GRANTORS NOR THEIR SPOUSES OR ANY DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 5200, Page 205, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 1601 AUTUMN RIDGE DRIVE, 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 12th day of June, 2012.

BARRY A. BREWER

WILLIAM E. BREWER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, BARRY A. BREWER and WILLIAM E. BREWER, 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 12th day of June, 2012.

Notary Public

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014