

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $113,500.00

Affiant

Subscribed and sworn to before me, this 18th day of June 2012

Notary Public
My commission expires: 6/9/2013

BILL GARRETT, Davidson County
Trans: T20120047328 DEEDWARR
Recvd: 06/27/12 11:14 2 pgs
Fees: 13.00 Taxes: 419.95
20120627-0056285

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy Shafer 208 Windsor Terrace Drive Nashville, TN 37221	Troy Shafer 208 Windsor Terrace Drive Nashville, TN 37221	07207027700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **TAMSMLA, an unincorporated not for profit California Association,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Troy Shafer, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.A. Demonbreun's Resubdivision of Lots 75 thru 81 of R.M. Dudley's unrecorded Plan of Subdivision of a 30 Acre Tract, of record in Plat Book 974, Page 68, 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 TAMSLMA, an unincorporated, not for profit California Association by Deed from Aerial Investment Properties, LLC, of record in Instrument No. 20120627-0056285, Register's Office for Davidson County, Tennessee, dated June 18, 2012.

Being the same property conveyed to Aerial Investment Properties, LLC by Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2, of record in Instrument No. 20120511-0041037, Register's Office for Davidson County, Tennessee, dated April 11, 2012.

Being the same property conveyed to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP for the benefit of JPMorgan Mortgage Acquisition Trust 2006-CW2, its successors and assigns by Deed from Nationwide Trustee Services, Inc. as Substitute Trustee of record at Instrument No. 20111221-0099568, Register's Office for Davidson County, Tennessee, dated December 1, 2011.

Being the same property previously conveyed to Elliott Anderson and Tiny Jenkins by Warranty Deed from James W. Thomas and wife, Helen Marie Thomas recorded as Instrument No. 20040316-0029629, in the Register's Office for Davidson County, Tennessee, dated March 5, 2004. Final Judgment of Divorce recorded as Instrument No. 20091013-0094924 granting the interest of Elliott Ray Anderson to Starlene H. Anderson, dated August 25, 2009.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1419 McGavock Pike, Nashville, TN 37216.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of June, 2012.

TAMSMLA, an unincorporated not for profit California Association

By: _____
Phillip Baumgart
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Phillip Baumgart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of **TAMSLMA, an unincorporated not for profit California Association**, the within named bargainor, an unincorporated association, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the unincorporated association as president (or other authorized officer).

Witness my hand, at office, this 18th day of June, 2012.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My commission expires: 6/9/2013

FILE NO: 2012052076