WARRANTY DEED

G-VRES-12-938

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Elizabeth Bennet Altman	First Community Mortgage, Inc.	
370 Oakley Drive #1411	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	82-8-A-5.00 CO
(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 ROBERT SEAN PERRY, A SINGLE PERSON AND THOMAS RAYMOND JUSTICE, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH BENNET ALTMAN, A SINGLE PERSON, 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 UNIT 5, THE WEST EASTLAND TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060718-0086336, AMENDED AT INSTRUMENT NOS. 20061026-0132919, 20070227-0024222 AND 20070718-0085401, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM SEAN PERRY TO ROBERT SEAN PERRY AND THOMAS RAYMOND JUSTICE AS RECORDED ON THE 7TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110407-0026806 AND SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-FA3, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER TO SEAN PERRY AS RECORDED ON THE 23RD DAY OF MARCH, 2011 IN INSTRUMENT NO. 20110323-0022666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 63; COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE INSTALLMENT DEED OF RECOD IN BOOK 7444, PAGE 494; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD INSTRUMENT NO. 20060718-0086336 AMENDED IN INSTRUMENTS NOS. 20061026-0132919, 20070227-0024222 AND INSTRUMENT NO. 20070718-0085401; CHARTER OF RECORD IN INSTRUMENT NO. 20060630-0078477; BY-LAWS OF RECORD IN INSTRUMENT 20070227-0024223; EASEMENTS OF RECORD IN INSTRUMENT NO. 20050916-0111407, 20060811-0098974, 20060811-0099008 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 938 A W Eastland Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20120057644 DEEDWARR
Recvd: 08/03/12 14:58 2 pgs
Fees:13.00 Taxes:684.50

20120803-0069240

Witness my/our hand(s) this 30th day of July, 2012.

Robert Sean Perry

Robert Sean Perry

Thomas Raymond Justice

Thomas Raymond Justice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Sean Perry and Thomas Raymond Justice, the within named bargainor, 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.

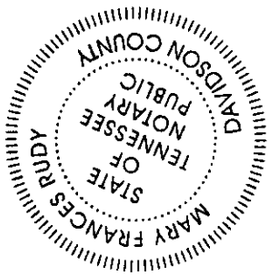
Witness my hand and official seal, this the 30th day of July, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903