THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1388

BILL GARRETT, Davidson County
Trans:T20120065216 DEEDWARR
Recvd: 08/30/12 13:38 2 pgs
Fees:13.00 Taxes:573.50
20120830-0078558

Property Address:
3121 Demetros Place, Nashville, TN 37217
136-5-A-82 CO

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dennis Chaffin and Jennifer Chaffin**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Karina L. Wilkerson and Antione L. Wilkerson, Wife and Husband**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 39, as shown on the BAYVIEW ESTATES, Phase Six, of Record in Instrument Number 20020102-0000486, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

AND BEING THE SAME premises conveyed to Grantors by virtue of a special warranty deed from Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF, dated November 19, 2012, and recorded December 4, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20081204-0117702.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 24th day of August, 2012.

_____{Seal}
Dennis Chaffin

_____{Seal}
Jennifer Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of August, 2012, before me the undersigned officer, personally appeared Dennis Chaffin and Jennifer Chaffin, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JOHN A. BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

_____
Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Dennis Chaffin and Jennifer Chaffin

Grantees' Name, Address, Phone:
Antione Wilkerson and Karina Wilkerson
3121 Demetros Place
Nashville, TN 37217

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 24th day of August, 2012.

_____
Affiant

(Affix Seal)

_____
Notary Public

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013