NEW OWNER:

Devon C. McMillian
1920 4th Avenue N
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

Map 092
Group 02-0
Parcel 343.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0632

BILL GARRETT, Davidson County
Trans:T20120065739 DEEDWARR
Recvd: 09/04/12 07:53 2 pgs
Fees:13.00 Taxes:111.00
20120904-0079196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Thirty Thousand and 00/100 Dollars ($30,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANCHELLE TRUETT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DEVON C. McMILLIAN,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot No. 7 and the westerly ten feet of Lot No. 6 in the Bransford Realty Company's subdivision of Lots in ET Holmans and Mrs. E.S. Clarks Subdivision of certain lots in Boyd McNairy's subdivision a plat of which is of record in Plat Book 421, Page 90, (inadvertently referred to as Plat Book 4221, Page 90) Register's Office of Davidson County, Tennessee said lot and part of lot adjoin and front together forty five feet on the north side of Hefferman Street and run back Northerly between parallel lines 177.75 feet more or less to an alley.

Being the same property conveyed to Franchelle Truett, unmarried by Special Warranty Deed from LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, by Home Loan Services, Inc., as Attorney-In-Fact, dated March 23, 2009 and of record in Instrument No. 20090402-0030000, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2412 Mcharry Blvd, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of August, 2012.

FRANCHELLE TRUETT

STATE OF TENNESSEE
COUNTY OF 28th

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANCHELLE TRUETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 28th day of August, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$30,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of August, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY