Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1357

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Wright, and Amy Lynn Wright, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas E. Steier,,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 12, of Block C, as shown on the map entitled Eastwood Addition, of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal decription.

Being the same property conveyed to Benjamin Wright and Amy Lynn Wright by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders of CWABS 2005-BC2, dated August 4, 2009, of record as Instrument Number 20090902-0082725, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 909 Chicamauga Avenue, Nashville TN, 37206.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of October, 2012.

Benjamin Wright

Amy Lynn Wright

BILL GARRETT, Davidson County
Trans:T20120077157 DEEDWARR
Recvd: 10/10/12 15:27 2 pgs
Fees:13.00 Taxes:667.85
20121010-0092975

State of Tennessee )
County of Davidson )

On this 3rd day of October, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin Wright and Amy Lynn Wright, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,500.00.

Affiant

Sworn and subscribed before me on this the 3rd day of October, 2012.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Douglas E. Steier<br>909 Chicamauga Avenue<br>Nashville, TN 37206 | Owner | 82-8-302 |