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

39-B
File #12-1374

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 **James P Carroll, Jr., unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Michael Cain,** 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:**

Being Unit No. 204, Phase I, St. Martin Square at Seven Springs Condominiums, as established under master deed of record in Instrument No. 20060310-0028319, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James P. Carroll, Jr. by Warranty Deed from Bank of New York as Trustee for The Certificate holder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21 dated 4-23-10 of record in Inst. No. 20100521-0039376, Register's Office, Davidson County, TN.

Being the same property conveyed to James P. Carroll, Jr. by deed from Bank of New York, as Trustee dated April 23, 2010, as Instrument No. 20100521-0039376 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: 309 Seven Springs Way, #204, Brentwood TN, 37027.

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 1st day of November, 2012.

James P Carroll, Jr.

BILL GARRETT, Davidson County
Trans:T20120084977 DEEDWARR
Recvd: 11/06/12 15:13 2 pgs
Fees:13.00 Taxes:980.50

20121106-0102568

State of Tennessee)
County of Davidson)

On this 1st day of November, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James P Carroll, Jr., 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: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265,000.00.

Roy Michael Cain by Ryan Cain

Affiant

Sworn and subscribed before me on this the 1st day of November, 2012.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Roy Michael Cain 309 Seven Springs Way, #204 Brentwood, TN 37027	New Owner	160-15-0D-025CO