NEW OWNER:

James Campbell
3652 Nutmeg
Irvine CA 92606

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 12-0725B

Map 075
Group 08-0
Parcel 161.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130001614 DEEDWARR
Recvd: 01/07/13 14:02 2 pgs
Fees:13.00 Taxes:355.20
20130107-0001983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINETY SIX THOUSAND and 00/100 Dollars ($96,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER AND BOBBY BEADLE,** ("Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES CAMPBELL,** ("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:

The Land referred to herein is situated in the State of Tennessee, Davidson described as follows:

Being Lot No. 529, on the plan of Tulip Grove, Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Comer and Bobby Beadle by Special Warranty Deed from The Bank of New York Mellon, FKA, The Bank of New York as Trustee for the Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-4, dated August 21, 2012 and of record in Instrument No. 20120905-0080312, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 684 Frankfort Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **October**, 2012.

JIMMY COMER

BOBBY BEADLE

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JIMMY COMER and BOBBY BEADLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2012.

JONATHAN M. WINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of **October**, 2012.

NOTARY PUBLIC

My commission expires: 8-16-2015

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY