Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

# Warranty Deed

| | |
|---|---|
| ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $238,750.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 14th day of February, 2013.<br><br>Notary Public<br><br>My commission expires: 9.23-13 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Adam Jeffrey Harrell<br>Catherine Renee Butler | Cornerstone Home Lending | |
| 1200 North 6th St. | 1177 W. Loop South, Ste. 200 | 071-16-0-210.00 |
| Nashville, TN 37207 | Houston, TX 22027 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF LIVINGSTON, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM JEFFREY HARRELL, A SINGLE MAN, AND CATHERINE RENEE BUTLER A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 and 120 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Livingston by Deed from U.S. Bank National Association, as Trustee for the Holders of Terwin Mortgage Trust, Asset-Backed Certificates, Series TMTS 2004-5HE of record at Instrument No. 20120503-0038120, Register's Office for Davidson County, Tennessee, dated April 4, 2012 and recorded on May 3, 2012.

Being the same property conveyed to U.S. Bank National Association, as Trustee for the Holders of Terwin Mortgage Trust, Asset-Backed Certificates, Series TMTS 2004-5HE by Trustee's Deed from Shellie Wallace, as Successor Trustee and Courtney Miller, as Co-Trustee of record at Instrument No. 20111205-0094355, Register's Office for Davidson County, Tennessee, dated November 23, 2011 and recorded on December 5, 2011.

Being the same property conveyed to Mid-State Brokerage, Inc., trustee of the Rockland Trust by deed from Edward W. Linder, a married person of record at Instrument No. 20061106-0137759, Register's Office for Davidson County, Tennessee, dated October 28, 2006 and recorded on November 6, 2006.

* *This property has been used for investment purposes only and has never been the marital residence of the grantor.*

BILL GARRETT, Davidson County
Trans:T20130013610 DEEDWARR
Recvd: 02/19/13 11:54 2 pgs
Fees:13.00 Taxes:883.38
20130219-0016308

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1200 North 6th St., Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2013.

**Jeff Livingston**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Livingston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY