(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130021869 DEEDWARR
Recvd: 03/18/13 12:07 2 pgs
Fees:13.00 Taxes:551.30
20130318-0026551

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $149,000.00.

Affiant

Subscribed and sworn to before me this 15 day of March, 2013

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michelle Acton	Same	091-05-0-206.00
6105 Nashua Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carly Schall f/k/a Carly Podawiltz, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michelle Acton, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 1 on the plan of Section 2, Mosswood Heights, of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carly Podawiltz*, unmarried, by deed from Deutsche Bank National Trust Company, as Trustee for the holders of the CDC Mortgage Capital Trust 2002-HE# Mortgage Pass-Through Certificates, Series 2002-HE3, on July 6, 2011, of record in Instrument Number 20110727-0057339, Register's Office for Davidson County, Tennessee.

***Carly Podawiltz now know as Carly Schall, married**

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein. Grantor further warrants that her husband has never resided, dwelled or slept at said residence since being married.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

ξ Subject to all matters as shown on the Plan of record in Book 4175, page 155, Register's Office Davidson County, Tennessee.

This is improved property known as: 6105 Nashua Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 15, 2013.

Carly Schall
Carly Schall
f/k/a Carly Podawiltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carly Schall,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY