(2)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130024819 DEEDWARR
Recvd: 03/27/13 12:40 2 pgs
Fees:13.00 Taxes:832.50
20130327-0030049

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***225,000.00.

Brady Smith
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 21 day of March, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Bo L. Branum<br>5528 Peninsula Park Landing<br>Hermitage, Tennessee 37076 | Regions Bank d/b/a<br>Regions Mortgage<br>P O Box 2153<br>Birmingham, AL 35287-2520 | MAP 097-16-0 A<br>PARCEL 061.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($***225,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Einstman Properties, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Bo L. Branum and Bethany W. Branum, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 93 on the Plan of The Peninsula, Phase Two of record in Plat Book 9700, Page 352, 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 Einstman Properties, LLC, by Special/Limited Warranty Deed dated November 23, 2012, from CitiBank, N.A., as Trustee for American Home Mortgage Assets Trust 2006-3, Mortgage-backed Pass-through Certificates Series 2006-3, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact, of record as Instrument Number 20121204-0111656 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5528 Peninsula Park Landing, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of The Peninsula, Phase Two, of record in Book 9700, page 352, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representative, has executed this instrument on this the 15th day of March, 2013.

EINTSMAN PROPERTIES, LLC

By: _____
Neil Einstman
Sole Member

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Neil Einstman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member of Einstman Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as its sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 2013.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY