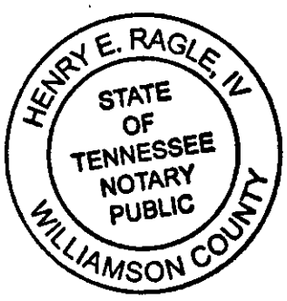
Warranty Deed



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

x Melissa S. Parr
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2013.

Notary Public

My commission expires: 6-23-14

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:
Melissa S. Parr	iFreedom Direct Corp.	
4006 Meadow Rd.	2363 South Foothall Dr.	069-04-026.00
Nashville, TN 37218	Salt Lake City, UT 84109	

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, **SEBASTINE ERAGA, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA S. PARR, UNMARRIED**, 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. 23, Block BB, on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, 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 John W. Maupin and wife, Charmion Maupin by Warranty Deed from Alma Ruth Hobdy of record in Book 11062, Page 282, Register's Office for Davidson County, Tennessee, dated August 5, 1998 and recorded on August 12, 1998.

Being the same property conveyed to Aurora Loan Services, LLC by Trustee's Deed from Angela Boyd, as Successor Co-Trustee of record at Instrument No. 20110810-0061527, Register's Office for Davidson County, Tennessee, dated August 4, 2011 and recorded on August 10, 2011.

Being the same property conveyed to Sebastine Eraga by Special Warranty Deed from Aurora Loan Services, LLC of record at Instrument No. 20120106-0001843, Register's Office for Davidson County, Tennessee, dated December 21, 2011 and recorded on January 6, 2012.

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.

BILL GARRETT, Davidson County
Trans:T20130029185 DEEDWARR
Recvd: 04/10/13 11:00 2 pgs
Fees:13.00 Taxes:303.40
20130410-0035461

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 5th day of April, 2013.

Sebastine Eraga by Hanna Eraga as Attorney in fact

Sebastine Eraga by Hanna Eraga as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2013, before me personally appeared Hanna Eraga, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sebastine Eraga as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Sebastine Eraga.

Witness my hand and seal this the 5th day of April, 2013.

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

Notary Public

My Commission Expires: 9-9-2014

Hanna Eraga, spouse of Sebastine Eraga, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Hanna Eraga

Hanna Eraga

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 Hanna Eraga, 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 5th day of April, 2013.

Notary Public

My Commission Expires: 9-9-2014

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