WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130053379 DEEDWARR
Recvd: 06/24/13 14:27 2 pgs
Fees: 13.00 Taxes: 331.62

20130624-0064702

R-VRES-12-906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,628.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/17/2016
(AFFIX SEAL)

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Thomas Reach	Sierra Pacific Mortgage (NAME)	
906 Debow Street (ADDRESS)	1180 Iron Point Rd Ste 200 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Folsom CA 95630 (CITY) (STATE) (ZIP)	44-15-0-110

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARK ROTHSCHILD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RALPH THOMAS REACH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 39 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION D OF RECORD IN PLAT BOOK 1424, PAGE 65, 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 MARK ROTHSCHILD, UNMARRIED BY SPECIAL WARRANTY DEED FROM MINDI HERNANDEZ, AUTHORIZED SIGNATORY FOR VERICREST FINANCIAL INC., AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1 OF RECORD AS INSTRUMENT NO. 20120711-0060818, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 28, 2011, RECORDED JULY 11, 2012.

BEING THE SAME PROPERTY CONVEYED TO BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1 BY SUBSTITUTE TRUSTEE'S DEED FROM ASHLEY M. JONES, AUTHORIZED AGENT FOR SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE OF RECORD AS INSTRUMENT NO. 20110818-0063863, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 9, 2011, RECORDED AUGUST 18, 2011.

BEING THE SAME PROPERTY CONVEYED TO STEVE M. HESTER BY WARRANTY DEED FROM CONNIE SUE GRIGGS NOW OAKLEY, UNMARRIED OF RECORD AS INSTRUMENT NO. 20020909-0109167, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 30, 2002, RECORDED SEPTEMBER 2, 2002.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 65; BOOK 3785, PAGE 588; BOOK 3785, PAGE 588, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OR THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 906 Debow Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 14th day of June, 2013.

Mark Rothschild

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903