WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056673 DEEDWARR
Recvd: 07/03/13 10:38 2 pgs
Fees:13.00 Taxes:591.63
20130703-0068789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 20 13

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Lynch	Franklin American Mortgage Company	060 04 0 099.00
(NAME)	(NAME)	
224 Maplewood Trace	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MWC LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colleen G. Lynch, unmarried, 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:

Land in Davidson County, Tennessee, being Lot Number 2A of the Plan of the Resub of Lot 2 William Phillips Estates, of record in Plat Book 5190, Page 748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chiticia Woodard by Warranty Deed from THI, LLC a Tennessee limited liability company, of record as Instrument Number 20050707-0078249, Register's Office for Davidson County, Tennessee, dated June 24, 2005, and recorded on July 7, 2005; and

Being the same property conveyed to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2005-4, Asset-Backed Certificates, Series 2005-4, a national banking association, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record as Instrument Number 20120831-0079007, Register's Office for Davidson County, Tennessee, dated August 29, 2012, and recorded on August 31, 2012; and

Being the same property conveyed to MWC LLC, a Tennessee limited liability company by Special Warranty Deed from U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2005-4, Asset-Backed Certificates, Series 2005-4, a national banking association, of record as Instrument Number 20130117-0005516, Register's Office for Davidson County, Tennessee, dated December 28, 2012, and recorded on January 17, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 5190, Page 748, Register's Office for Davidson County, Tennessee. Easement of record in Book 5677, Page 245, in the Register's Office for Davidson County, Tennessee.

This property, known as 224 Maplewood Trace, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th DAY OF June, 2013.

MWC LLC

BY: _____
Charles Cawdell, member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles Cawdell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Member of MWC, LLC, the within named bargainor, a Tennessee limited liability company, and that Charles Cawdell, as Member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Member of said company.

Witness my hand and official seal, this the 28th day of June, 2013.

_____
Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY