This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13957

BILL GARRETT, Davidson County
Trans:T20130063431 DEEDWARR
Recvd: 07/25/13 11:33 2 pgs
Fees:13.00 Taxes:481.00
20130725-0077005

Send Tax Bills To:
Peoples Home Equity
213 Ward Circle, Suite 201
Brentwood, TN 37027

New Owner is:
Argentina M. Weddle
6110 Nashua Avenue
Nashville, TN 37209

MAP: 091-05-0-242.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dieu V. Pham and Chien T. Nguyen, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Argentina M. Weddle, an unmarried woman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6110 Nashua Avenue, Nashville, TN 37209**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of Section 2, Mosswood Heights, of record in Plat Book 4175, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Dieu V. Pham and Chien T. Nguyen, husband and wife, by Special Warranty Deed from Deutsche Bank National Trust Company, as trustee for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates, dated 1/9/13 and recorded 1/22/13 in Instrument No. 20130122-0006952; and the same property previously conveyed to Deutsche Bank National Trust Company, as trustee for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates by Substitute Trustee's Deed from Trustee Management Company, as Successor Trustee, dated 4/2/12 and recorded 4/3/12 in Instrument No. 20120403-0028314, Register's Office for Davidson County, Tennessee. The said Trustee Management Company having been appointed Successor Trustee by instrument dated 2/10/12 and recorded 2/21/12 in Instrument No. 20120221-0014375 (pursuant to the terms of and due to default on a Deed of Trust executed by Juan Carlos Membreno of record in Instrument Number 20050506-0051185); previously conveyed to Juan Carlos Membreno by Warranty Deed from Joseph P. Burns, unmarried, recorded 11/17/03 in Instrument No. 20031117-0167121, Register's Office for Davidson County, Tennessee.

DP CM
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of July, 2013.

GRANTOR(S):

DIEU V. PHAM

CHIEN T. NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dieu V. Pham and Chien T. Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of July, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of July, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____