ADDRESS NEW OWNER:
Tina F. Allen

218 Pitts Ave.
Old Hickory, TN 37138

SEND TAX BILL TO:
Tennessee Employees Credit Union New Owner
400 Deaderick Street
Nashville, TN 37243

MAP & PARCEL NOS.:
53-16-9.00

BILL GARRETT, Davidson County
Trans:T20130075320 DEEDWARR
Recvd: 08/30/13 11:13 3 pgs
Fees:18.00 Taxes:183.34
20130830-0091811

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James T. Brown, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tina F. Allen, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to James T. Brown from The Bank of New York Mellon fka the Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10, by Special Warranty Deed recorded on May 11, 2012, in Instrument No. 20120511-0041041, Register's Office for Davidson County, Tennessee.

This is property with a common address of **218 Pitts Ave., Old Hickory, TN 37138**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, payment of same being assumed by the Grantees; 2) Restrictive Covenants of record in Book 1630, Page 421, said Register's office.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

JTB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of August, 2013.

James T. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James T. Brown, a married person,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **August 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1308-194

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $49,550.00.

Affiant

Subscribed and sworn before me this 29th day of August, 2013.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: BEING LOT NO. 9 ON THE UNRECORDED PLAN OF HAYS SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, MAY 4, 1948, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF HADLEY BEND ROAD AT THE COMMON CORNER OF LOTS NOS. 8 AND 9, SAID BEGINNING POINT BEING 1514.6 FEET SOUTH OF THE SOUTH LINE OF THE T.C.R.R. COMPANY RIGHT OF WAY; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 8 AND 9 WESTWARDLY 350 FEET TO THE NORTHWEST CORNER OF LOT NO.9; THENCE WITH THE WEST LINE OF SAID LOT SOUTHWARDLY 60 FEET TO THE CORNER OF LOTS NOS. 9 AND 10; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 350 FEET TO THE WESTERLY MARGIN OF HADLEY BEND ROAD: THENCE WITH THE WESTERLY MARGIN OF SAID ROAD NORTHWARDLY 60 FEET TO THE POINT OF BEGINNING.

File No: 1308-194

F1R