File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100506 DEEDWARR
Recvd: 11/27/13 12:33 2 pgs
Fees:13.00 Taxes:514.30
20131127-0121813

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark L Wakefield	CMG Mortgage, Inc.	097-05-0-004.00
(NAME)	(NAME)	
613 Larchwood Dr	3160 Crow Canyon Rd. Ste	400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **James Disney**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark L Wakefield, 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 No. 58 on the Plan of Hickory Bend, Section 7, of record in Plat Book 3600, page 29, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James Disney by deed from US Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 dated March 21, 2013, of record in Instrument No. 20130326-0029420, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to US Bank National Association as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 by deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee dated February 12, 2013 of record in Instrument No. 20130215-0015620, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Weissman Nowack Curry & Wilco, PC, as Successor Trustee by deed from Dana L. McGregor and Dena L. Taylor dated October 16, 2012 of record in Instrument No. 20121210-0113286, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Dana L. McGregor and Dena L. Taylor by deed from Matthew Chapman, unmarried dated July 21, 2003 of record in Instrument No. 20060803-0095041, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 613 Larchwood Dr, Nashville, TN 37214

This property was investment property and was never the primary residence of the grantor.

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, has 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 our hands this 26 day of November, 2013.

_____ _____

_____ **James Disney**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **James Disney**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of November, 2013.

_____
Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014