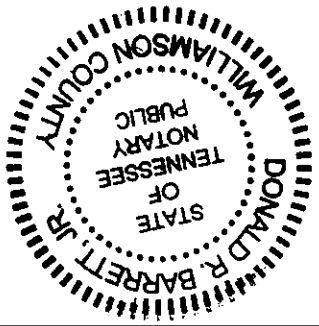
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Elizabeth Walters	Anna Elizabeth Walters	13311000300
(NAME)	(NAME)	
1011 B Glendale Ln	3726 Norma Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37211-3409	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130100510 DEEDWARR
Recvd: 11/27/13 12:37 2 pgs
Fees:13.00 Taxes:660.45

20131127-0121817

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kurt Denny**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anna Elizabeth Walters, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 16, on the plan of Norma Heights, of record in Plat Book 1835, Page 36 (erroneously cited as Plat Book 1832, Page 36 in prior deed), said Register's Office, reference to which is hereby made for a more complete description; and a 10 foot wide strip of land extending westerly from the southeast portion of said lot for a distance of 25 feet to the center of Norma Drive as abandoned by the Metropolitan Council of Davidson County, Tennessee by Council Bill No. 77-756.

Being the same property conveyed to Darrell Kraft unmarried by Deed from Carolynn Denise Hammond and Mary Francis Kincaid, dated 04/18/2006 and filed for record on 04/25/2006 in Instrument 200604250046895, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP for the benefit of Ace Securities Corp Home Equity Loan Trust, Series 2006-CW1, Asset-Backed Pass-Through Certificates by Deed from Rubin Lublin Suarez Serrano TN LLC, dated 03/20/2012 and filed for record on 03/23/2012 in Instrument 201203230024845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kurt Denny by Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP for the benefit of Ace Securities Corp Home Equity Loan Trust, Series 2006-CW1, Asset-Backed Pass-Through Certificates, dated 10/17/2012 and filed for record on 12/04/2012 in Instrument 201212040111233, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all

rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 1835, Page 36, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Darrell Kraft (the foreclosed mortgagor) in the land or any claim that the foreclosure by Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP for the benefit of Ace Securities Corp Home Equity Loan Trust, Series 2006-CW1, Asset-Backed Pass-Through Certificates (the foreclosing lender) is invalid.
2013 taxes have been prorated between the Grantor and Grantee.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3726 Norma Drive, Nashville, TN 37211-3409
(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/or 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/or 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.

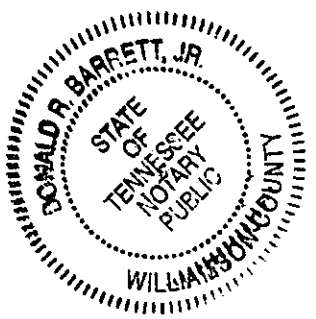
Witness my hand this 22nd day of November, 2013.

Kurt Denny

State of Tennessee
County of Williamson

Personally appeared before me Kurt Denny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2013.



Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064