This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of December, 2013, by and between Arthur S. Yokley, Jr. and Natasha D. Yokley, husband and wife, party of the first part, and Nicklas Booker and Cleopatra Booker, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 41, Phase 1, Claymille Station, as of record in Plat Book 6900, Page 322 and 323, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Natasha D. Yokley and Arthur S. Yokley, Jr. by deed from Wachovia Bank, N.A., as Trustee, Pooling and Servicing Agreement dated November 1, 2004, Asset-Backed Pass-Through Certificates Series 2004-WWF1, dated 12/21/2006, filed of record in Instrument No.20070202-0014175, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien now due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20130104010 DEEDWARR
Recvd: 12/12/13 14:38 2 pgs
Fees:13.00 Taxes:471.75
20131212-0125946

WITNESS the signature of the party of the first part the day and year first above written.

Arthur S. Yokley, Jr.

Natasha D. Yokley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Arthur S. Yokley, Jr. and Natasha D. Yokley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2013.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

My Commission Expires: 9-11-17

Property Owner & Address: Nicklas Booker

553 Mill Station Drive
Nashville, TN 37207

Tax Parcel No 059 080 183.00

Property Address: 553 Mill Station Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: Acopia, LLC
306 Northcreek Blvd, Ste 100
Goodlettsville, TN 37072

Firm File #: 20130701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2013.

Notary Public

MELISSA BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

My Commission Expires: 8.20.14