BILL GARRETT, Davidson County
Trans:T20130105425 DEEDWARR
Recvd: 12/18/13 12:38 2 pgs
Fees:13.00 Taxes:418.84
20131218-0127905

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is 113,200.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2013.

Notary Public

My commission expires: 4/23/2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NICHOLAS MYERS	Sumner Bank + Trust	11908000200
410 BARRETT RD	967A Grassland PL	
NASHVILLE, TN 37211	Gallatin, TN 37066	

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 ACKNOWLEDGE, WE,

ALAN RICE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS MYERS

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. 134 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO ALAN RICE LLC, BY QUIT CLAIM DEED FROM ALAN RICE, DATED 12/22/2011 AND RECORDED ON 05/02/2012 IN INSTRUMENT NUMBER 20120502-0037524, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ALAN RICE BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB6, BY LITTON LOAN SERVICING, L.P., AS ATTORNEY IN FACT, PER THAT CERTAIN POWER OF ATTORNEY DOCUMENT, FILED AS INSTRUMENT NUMBER 20090603-0051187, AND FILED FOR RECORD ON 6-3-09, IN DAVIDSON COUNTY RECORDS, DATED 03/18/2011 AND RECORDED ON 03/24/2011 IN INSTRUMENT NUMBER 20110324-0022751, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 410 BARRETT RD, NASHVILLE, TN 37211.

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, have a good right to convey it and the same in 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 my/our hand(s) this 10th day of December, 2013.

ALAN RICE, SOLE MEMBER
ALAN RICE, LLC

STATE OF Iowa
COUNTY OF Scott

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ALAN RICE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is SOLE MEMBER of ALAN RICE, LLC and that he is authorized by ALAN RICE, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of December, 2013.

Notary Public

My Commission Expires: 10-5-14

NOTARIAL SEAL IOWA
KAY L. MERINO
Commission Number 736998
My Commission Expires
10-5-14