PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

WRG-1518 Map 142-09-0B-856.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Seven Thousand Five Hundred and No/100 Dollars ($127,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Federal Bank**, a federal banking corporation, has bargained and sold, and by these presents does transfer and convey unto **Lauren Cook** (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND IT HEREBY COVENANTS with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, First Federal Bank has caused its name to be subscribed hereto as and for the 14th day of May, 2014.

FIRST FEDERAL BANK

By: _____

Anthony T. Moore,
President and Chief Executive Officer

BILL GARRETT, Davidson County
Trans:T20140034100 DEEDWARR
Recvd: 05/15/14 16:02 4 pgs
Fees:23.00 Taxes:471.75

20140515-0041999

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Executive Officer of First Federal Bank, the within named bargainor, a banking corporation, and that he as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and official seal at Dickson, Tennessee, this 14th day of May, 2014.

Deborah M. Albright
Notary Public

DEBORAH M. ALBRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires:

10-19-15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the 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.

Jeanette Keenan
Affiant

Subscribed and sworn to before me this 15th day of May, 2014.

Linda J. Boggess
Notary Public

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

My Commission Expires:

5-20-2014

ADDRESS OF NEW OWNER(S):

Ms. Lauren Cook
856 General George Patton Road
Nashville, TN 37221

SEND TAX BILLS TO:

Fifth Third Mortgage Company
5001 Kingsley Drive
Cincinnati, OH 45227

WRG-1518

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit No. 856, together with carport designated No. 856-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments of record in Plat Book 5200, Page 135, as amended in Plat Book 5200, Pages 145 and 146, both in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, Page 248, in said Register's Office.

Being the same property conveyed to First Federal Bank, a federally chartered savings bank, by trustee's deed from Barney B. Regen, Trustee, dated February 15, 2011, and of record as Instrument No. 20110218-0013955 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The matters appearing on the plat of Phase One, Section Five, of River Plantation Condominium Apartments, of record in Plat Book 5200 at page 135, as amended in Plat Book 5200 at pages 145 and 146, all in the Register's Office of Davidson County, Tennessee.

2. The Master Deed of River Plantation of record in Book 5410 at page 248 in the Register's Office of Davidson County, Tennessee.

3. The By-Laws of River Plantation, Section Five) of record in Book 5410 at page 260 in the Register's Office of Davidson County, Tennessee.

4. The lien for Davidson County real property taxes for the current year, but not yet due and payable.