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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $162,000.00.

Theresa L Smith
Affiant

Subscribed and sworn before me this the 30th day of May, 2014.

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5/8/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Clay Franklin 906 Curdwood Blvd Nashville, TN 37216	**Mortgage Master, Inc.** **102 Elm Street, 3rd Floor** **Walpole, MA 02081**	61-10-167

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEITH DRONE AND JENNIFER DRONE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM CLAY FRANKLIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9, on the plat of a Resubdivision of Lots 14 & 15, Locust Grove Estates, and Lot 9 as shown on the Plan of Maplewood Manor Subdivision as of record in Book 3106, page 83, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Keith Drone and Jennifer Drone by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for FFMLT 2006-FF4, Mortgage pass-Through Certificates, Series 2006-FF4, it's successors and assigns, by National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc, as Attorney in Fact, dated June 15, 2009 of record in Instrument No. 20090623-0058325, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 906 Curdwood Blvd, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2014.

Keith Drone

Jennifer Drone

BILL GARRETT, Davidson County
Trans:T20140039378 DEEDWARR
Recvd: 06/04/14 15:14 2 pgs
Fees:13.00 Taxes:599.40
20140604-0048613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith Drone and Jennifer Drone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2014.

My commission expires: 9/9/14

Notary Public

