(2)

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $243,900.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2014.

Notary Public
My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140063254 DEEDWARR
Recvd: 08/26/14 14:30 2 pgs
Fees:13.00 Taxes:902.43
20140826-0077812

07-1408-85732

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Garza 7021 Red Apple Road Antioch TN 37013	First Bank 3500 Blue Lake Dr Ste 325 Birmingham AL 35243	182-12-0-A-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Fowler and wife, Lindsay Fowler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Garza and wife, Amanda Garza, hereinafter called the Grantees, their successors 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. 285, on the Plan of Section 1, Apple Valley, R10 Residential P.U.D., of record in Instrument No. 20020809-0096488, as corrected in Instrument No. 20021203-0148635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Fowler by Special Warranty Deed from The Bank of New York as Trustee for the Certificate Holders CWALT Inc. Alternative Loan Trust 2006-26CB, Mortgage Pass Through Certificates Series 2006-26CB, dated June 25, 2009, recorded July 9, 2009, of record in Instrument No. 20090709-0064188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7021 Red Apple Road, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25th day of August, 2014.

Jason Fowler

Lindsay Fowler, by Jason Fowler,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 25th day of August, 2014.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016

My Commission expires 10/18/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lindsay Fowler and that he is authorized by Lindsay Fowler to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of August, 2014.

Deborah K. Devine
State of Tennessee at Large

My commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016