WARRANTY DEED

Record & return

BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

Subscribed, sworn to and acknowledged before me this 18th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

ROBERT C. CHAMBLISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heath Drimmel	PROSPECT MORTGAGE LLC	132-05-0
(NAME)	(NAME)	(MAP)
4326 General Bate Drive	15301 VENTURA BLVD.	130.00
(ADDRESS)	STE D300 (ADDRESS)	(PARCEL)
Nashville, TN 37204	SHERMAN OAKS CA 91403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Edward A. Buckner III and wife, Stefanie L. Buckner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heath Drimmel and Chelsea Drimmel, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being a part of the Northwesterly part of Lot No. 16 and a part of the Southwesterly part of Lot No. 9 on the Map of Glendale Park and Subdivision of Parts of Lots Nos. 1 and 2 as of record in Plat Book 57, Page 141, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the East margin of General Bates Drive, 101 feet, more or less, North from the North margin of Melville Drive, formerly Alpine Drive, thence with the margin of General Bates, Drive, Northerly 102 feet, more or less, to a point at the Southwest corner of the land belonging to Ragsdale; thence along Ragsdale's South line, Easterly 150 feet, more or less to a point; thence Southerly 102 feet, more or less to a point which is 108.6 feet, more or less, North from the North margin of Melville Drive; thence Westerly 150 feet to the point of beginning.

Being the same property conveyed to Edward A. Buckner III, and Stephanie L. Buckner, husband and wife, by deed from PNMAC Mortgage Opportunity Fund Investors, LLC, of record in Instrument No. 20110503-0033767 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on May 3, 2011..

BILL GARRETT, Davidson County
Trans:T20140087905 DEEDWARR
Recvd: 11/21/14 13:57 2 pgs
Fees:13.00 Taxes:1535.13
20141121-0107494

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4326 General Bate Drive, Nashville, Tennessee 37204

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 is 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 18th day of November, 2014.

Edward A. Buckner III

Stefanie L. Buckner

STATE OF Alabama
COUNTY OF Tuscaloosa

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edward A. Buckner III and wife, Stefanie L. Buckner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Tuscaloosa, Alabama (city, state), on this the 18th day of November, 2014.

Notary Public

My Commission Expires: My Commission Expires 4/11/2017

JOSH TOWE NOTARY PUBLIC ALABAMA STATE AT LARGE