BILL GARRETT, Davidson County
Trans:T20150000167 DEEDWARR
Recvd: 01/02/15 11:10 2 pgs
Fees:13.00 Taxes:714.10
20150102-0000231

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1235

Return To:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2014

Notary Public
Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven B. Lefebvre 322 Pineway Drive Nashville, TN 37217	1 Serve Residential Lending LLC 13520 Evening Creek Dr N #400 San Diego, CA 92128	120-10-0-014.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Said A. Mohammed, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven B. Lefebvre and wife, Heather Lou Lefebvre

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. 33, on the plan of Seven Oaks, Section II, of record in Book 2133, Page 36, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Said A. Mohammed by Special Warranty Deed from Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset Backed Pass Through Certificates, dated 2/5/14 and recorded 3/5/14 in Instrument No. 20140305-0018541; and being the same property previously conveyed to Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset Backed Pass Through Certificates, by Substitute Trustee's Deed from Trustee Management Company, as Substitute Trustee, dated 10/21/13 and recorded 10/25/13 in Instrument No. 20131025-0111076, Register's Office for Davidson County, Tennessee. The said Trustee Management Company having been appointed Substitute Trustee by instrument dated 2/25/13 and recorded 2/28/13 in Instrument No. 20130228-0020359, said Register's Office. Being the same property previously conveyed to Terry L. Mills and Bonnie J. Mills, husband and wife, by Warranty Deed from Roger J. Rotoni, II, plus Roger Daniel Rotoni, dated 2/16/06 and recorded 3/13/06 in Instrument No. 20060313-0028513, Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of the herein named Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 322 Pineway Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of December, 2014.

Said A. Mohammed

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Said A. Mohammed** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2014.

Notary Public
My Commission Expires: _____

(Notary Seal)

