BILL GARRETT, Davidson County
Trans:T20150031695 DEEDWARR
Recvd: 04/27/15 12:26 2 pgs
Fees:13.00 Taxes:462.50
20150427-0037464

WARRANTY DEED

CB15-0408

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan G. Bender	Mortgage Research Center (NAME)	
408 Monticello Avenue (ADDRESS)	1605 Chapel Hill Rd Suite B (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia MO 65203 (CITY) (STATE) (ZIP)	034-13-289.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS MICHAEL NICHOLS AND MEGAN NICHOLS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN G. BENDER, A SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 209 on the Plan of Cedar Bluff Subdivision, Phase Two-B, First Revision of record in Plat Book 9700, Page 509 and revised in Book 9700, Page 663, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Michael Nichols by Corporate Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc.; Asset-Backed Certificates, Series 2006-23 of record in Instrument No. 20120516-0042333, Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on May 16, 2012.

Megan Nichols, wife of Thomas Michael Nichols, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 509 and revised in Book 9700, Page 663, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Monticello Avenue, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of April, 2015.

Thomas Michael Nichols

Thomas Michael Nichols

Megan Nichols

Megan Nichols

STATE OF Tennessee
COUNTY OF Davidson

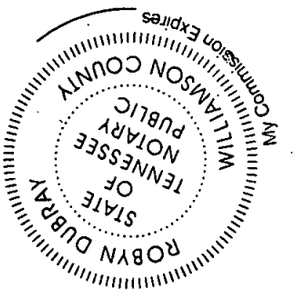
On this the 24th day of April, 2015, before me personally appeared Thomas Michael Nichols and Megan Nichols, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of April, 2015.

Notary Public

My Commission Expires: 2/21/2017.

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959