After Recording, Please Return To:
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BILL GARRETT, Davidson County
Trans: T20150096635 DEEDWARR
Recvd: 11/13/15 09:27 3 pgs
Fees: 18.00 Taxes: 505.05
20151113-0115338

New Owner:
Please Send Tax Notice to:
Andrew Shoenfeld and Roberta Shoenfeld
4560 Bull Run Road
Ashland City, TN 37015-9418

WARRANTY DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $136,500.00

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 29th day of October, 2015, by and between Claude Owen Wooten, a single man, as party or parties of the first part, hereinafter called **GRANTOR**, whose address is 701 S. 12th Street Nashville, TN 37027, and Andrew Shoenfeld and Roberta Shoenfeld, husband and wife, as party or parties of the second part, hereinafter called **GRANTEE,** whose address is 4560 Bull Run Road Ashland City, TN 37015, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

See attached Exhibit A for Legal Description

Being property known as 4560 Bull Run Road, Ashland City, TN 37015-9418, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Claude Owen Wooten by Graciela Toney his attorney in fact

Claude Owen Wooten by Graciela Toney
his attorney in fact

Graciela Toney his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Claude Owen Wooten by Graciela Toney, his attorney in fact, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2015

VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3.10.19

Prepared by:
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $136,500.00.

Grace Toomey
AFFIANT

Subscribed and sworn to before me on

This 29th day of October, 2015.

NOTARY PUBLIC

My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Property located in the Thirteenth (13th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Bull Run Road, same being the Southeast corner of a 63.9 acre tract conveyed to W.B. Herman and wife by Deed of Ramsey Electric Company, of record in Book 2810, page 49, of the Register's Office for Davidson County, Tennessee; thence North 51 degrees West 671.55 feet to a corner, said corner being a corner of the 18 acre Nickens tract; thence South 56 degrees 30 minutes West 408 feet to a point; said point being the common corner of the two properties hereinafter referred to as having been conveyed to Delmas L. Zimmerlee from W.B. Herman and wife; thence South 33 degrees 58 minutes East 714.35 feet to an iron spike in the northeasterly margin of Bull Run Road, said point being the southeasterly corner of W.B. Herman property; thence with the margin of said Road, North 37 degrees 20 minutes East (erroneously referred to as West in prior conveyances) 130.75 feet; continuing with said road, North 41 degrees east 78.40 feet to a point; thence South 51 degrees East to a point in the center of said road; North 40 degrees 30 minutes East 33.7 feet, more or less, to a point; thence with the center of said road, North 56 degrees 30 minutes East 372.9 feet to the beginning.

BEING THE PROPERTY CONVEYED IN Special Warranty Deed from Deutsche Bank National Trust Company, As Trustee Of The Home Equity Mortgage Loan Asset-backed Trust Series INABS 2006-E Home Equity Mortgage Loan Asset-backed Certificates, Series INABS 2006-E Under The Pooling And Servicing Agreement Dated 12/01/06 to Claude Owen Wooten, Single, dated 09/07/2010, recorded 09/20/2010, in Instrument No. 20100920-0074862, in the Register's Office for Davidson County, Tennessee; previously conveyed to Grantor described above by Shapiro & Kirsch, LLP Substitute Trustee in Substitute Trustee's Deed recorded 11/06/2009 in Instrument No. 20091106-010276; and previously conveyed to Charles R. Jones, Jr. by Bryan Blanton in Warranty Deed recorded 10/30/1980 in Book 5673, Page 623, all in the Register's Office for Davidson County, Tennessee.

Tax Parcel Identification Number: 046-00-0-013.00