NEW OWNER:

William Austin Street
5170 Hickory Hollow Parkway
Unit #264
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

Map 163 Group 05-0-A Parcel 050.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1157

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150101545 DEEDWARR
Recvd: 12/01/15 11:39 2 pgs
Fees:13.00 Taxes:249.75
20151201-0121028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Seven Thousand Five Hundred and 00/100 Dollars** ($67,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **OPHELIA W. BATTLE, AN UNMARRIED WOMAN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM AUSTIN STREET** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Lot No. 50 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, a horizontal property regime (private element) or record in Book 9700, Page 686, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ophelia W. Battle, by Warranty Deed from Wells Fargo Bank, National Association, as Trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17, dated April 22, 2010, and of record Instrument No. 20100628-0050113, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5170 Hickory Hollow Parkway, Unit 264, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **November, 2015**.

OPHELIA W. BATTLE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, OPHELIA W. BATTLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **November, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is $ **67,500.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of **November, 2015**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY