(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103470 DEEDWARR
Recvd: 12/08/15 09:09 2 pgs
Fees:13.00 Taxes:499.50
20151208-0123298

P-BR-15-1212-T

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-17-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas J. McDaniell, Jr.	Movement Mortgage	
(NAME)	(NAME)	**107-13-0-066.00**
1212 Ainlay Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-1808	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **WYATT ARTEMUS WALLACE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS J. MCDANIELL, JR., AN UNMARRIED MAN,** 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. 314 on the Plan of Miro Meadows Second Addition of record in Plat Book 1424, Page 112, 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 Michelle Renee Demonbreun, unmarried by Warranty deed from David B. Demonbreun and wife, Kimberly B. Demonbreun of record in Book 9663, page 55, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 03, 1995.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9 by Substitute Trustee's deed from Shapiro & Kirsch , LLP, Substitute Trustee of record in Instrument No. 20140528-0045765 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on May 28, 2014.

Being the same property conveyed to Wyatt Artemus Wallace, unmarried by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9 of record in Instrument No. 20140714-0061712 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 14, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4298, Page 515, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Ainlay Drive , Nashville, Tennessee 37217-1808**.

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 the 4th DAY OF DECEMBER, 2015.

Wyatt Artemus Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212