Davidson County DEEDWARR Recvd: 03/18/16 16:09 3 pgs Fees:18.00 Taxes:1054.50 **20160318-0026127**	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2016. Notary Public My commission expires: 3/3/19
(Notary Stamp)	

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Umberg	New owner	**082-03-097.00**
1012 N 2nd Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

American Home Buyers Network

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Katherine Umberg, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Nashville Housing Authority Subdivision Number Five, of record in Plat Book 4470, Page 143, 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 American Home Buyers Network by Special Warranty Deed from U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2, of record in Instrument No. 20140421-0033239, Register's Office for Davidson County, Tennessee, dated April 8, 2014 and recorded on April 21, 2014.

This is improved property known as **1012 N 2nd Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 4470, Page 143, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of March, 2016.

American Home Buyers Network

Mark Everitt - President

By: Mark Everitt, President

STATE OF Ohio
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark Everitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above and who further acknowledged that he is the President of American Home Buyers Network and that he is authorized by American Home Buyers Network to execute this instrument on its behalf.

Witness my hand and official seal this 16 day of March, 2016.

Janalee A Stoll

Notary Public
My Commission Expires: October 8, 2018



SolomonParks File No. 160035 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY