28462-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041085 DEEDWARR
Recvd: 05/17/16 09:42 2 pgs
Fees:13.00 Taxes:1110.00
20160517-0048987

Y-VRES-16-3508-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Susan W Joiner	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
3508 Geneva Circle	**2002 Richard Jones Rd, Ste 300A**	**092-05-0-095.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2525	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES N. VICKERS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN W. JOINER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 133 on the Plan of College Hill Subdivision, Section 5, as of record in Book 2900, Page 42, Register's Office for said county, to which plan reference is hereby made for a more complete description, and including that portion of adjacent alley abandoned by Metropolitan Government of Nashville and Davidson County Ordinance No. 70-1050.

Being the same property conveyed to James N. Vickers by Special Warranty deed from LaSalle Bank National Association, as Trustee for certificate holders of Bear Stearns Asset Backed Securities Trust 2005-3, Asset-Backed Certificates, Series 2005-3. of record in Instrument No. 20080312-0024860 Register's Office for Davidson County, Tennessee, dated February 21, 2008 and recorded on March 12, 2008.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3508 Geneva Circle, Nashville, Tennessee 37209-2525**.

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 16th DAY OF MAY, 2016.

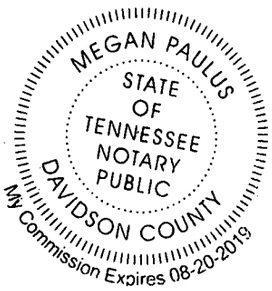
James N. Vickers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES N. VICKERS, 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 16th of May, 2016.

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



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