(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$218,000.00

Affiant

Subscribed and sworn to before me this 21st day of June, 2016.

Notary Public
My Commission expires: 03-07-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Valeria Munguia-Steffensen	Weichert Financial Services	075-07-0-076.00
4416 Baton Rouge Drive	225 Littleton Road	
Hermitage, TN 37076	Morris Plains, NJ 07950	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Autumnwood Homes, Inc., an Ohio Corporation,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Valeria Munguia-Steffensen and Eric T. Steffensen, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 184 on the plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Autumnwood Homes, Inc. from U.S. Bank National Association, as Trustee, in Trust for Registered Holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18 by Special Warranty Deed on June 10, 2015, of record in Instrument Number 20150625-0060966, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4228, Page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4416 Baton Rouge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160053889 DEEDWARR
Recvd: 06/24/16 09:16 2 pgs
Fees:13.00 Taxes:806.60
20160624-0064461

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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 our hands this June 21, 2016.

Autumnwood Homes, Inc.

By: Christopher J. Knoppe, Authorized Signer

State of Ohio
County of Delaware

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher J. Knoppe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signer for Autumnwood Homes, Inc. the within named bargainor, an Ohio Corporation and that as such Authorized Signer executed the foregoing instrument for the purpose therein contained, by personally signing the name of Autmnwood Homes, Inc.

Witness my hand, at office, this 21st day of June, 2016.

Notary Public

My commission expires:
Beverly L. Kazee
Notary Public, State of Ohio
My Commission Expires 4/28/20
~~April 25, 2010~~