WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $154,470.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2010

Notary Public
My Commission expires: 12/28/13
(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:
Amber L. Campbell	Franklin American Mortgage	033-04-0-B-013.00CO
207 Dry Creek Pointe Court	501 Corporate Centre Dr #400	
Goodlettsville, TN 37072	Franklin, TN 37067	

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, **Danielle Dubetz and Marcia Millican**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amber L. Campbell, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Dry Creek Pointe, Section One, of record in Book 7900, page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Dubetz and Marcia Millican, by deed from Shellie Wallace, as Successor Trustee, on April 21, 2010, of record in Instrument Number 20100428-0032265, Register's Office for Davidson County, Tennessee.

Danielle Dubetz executed this instrument on behalf of Marcia Millican pursuant to a Power of Attorney of record in Instrument No. * , Register's Office, Davidson County, TN

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

* 20100706.0052441

- Subject to all matters as shown on the Plan of record in Book 7900, page 737, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9863, page 153, Register's Office for Davidson County, Tennessee.

This is improved property known as: **207 Dry Creek Pointe Court, Goodlettsville, TN 37072**

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.

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 28, 2010.

BILL GARRETT, Davidson County
Trans:T20100041026 DEEDWARR
Recvd: 07/06/10 08:07 2 pgs
Fees:13.00 Taxes:571.54
20100706-0052442

Danielle Dubetz

Marcia Millican by Danielle Dubetz as Attorney in Fact
Marcia Millican
By Danielle Dubetz, as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Danielle Dubetz with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marcia Millican, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marcia Millican the bargainor(s), by the said Danielle Dubetz, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of June, 2010.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY