This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14th day of May, A.D., 20 10, by and between

Michael R. Maffei III and wife, Kimberley J. Maffei

Erik B Hysinger First Parties, and

Pamela NC Hysinger Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF THE THIRD REVISION OF BANBURY CROSSING, SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGES 536 AND 537, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. MAFFEI, III AND WIFE, KIMBERLY J. MAFFEI BY DEED FROM THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC. A TENNESSEE CORPORATION RECORDED JANUARY 2, 2001 IN INSTRUMENT NO. 20010102000076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

new

OWNER:
Erik B. + Pamela N.C. Hysinger
6320 Banbury Station
Brentwood TN 37027

RESPONSIBLE TAXPAYER:
Wells Fargo
2801 4th Avenue South
Minneapolis, MN 55408

PROPERTY ADDRES: 6320 Banbury Station Rd., Brentwood, TN 37027

MAP & PARCL: 172090A039.00CO

~~OLD~~ #

BILL GARRETT, Davidson County
Trans:T20100044532 DEEDWARR
Recvd: 07/21/10 09:53 2 pgs
Fees:13.00 Taxes:1269.10
20100721-0056944

MR-BR-10310-00152

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Michael R. Maffei III Kimberley J. Maffei

✓STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, Michael R. Maffei III and wife, Kimberley J. Maffei , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 20 12.

✓_____ Notary Public

My Commission Expires: 02/01/13

WILL SMITH NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 1, 2013

STATE OF TN COUNTY OF Williamson

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $343,000.00. Affiant _____

Subscribed and sworn to before me this 8th day of July, 20 12.

My Commission Expires: _____

5/20/13

DAPHNE D. BARNES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON