RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

G-VRE-11-4025

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014
(AFFIX SEAL)

DEANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Lee	Wells Fargo Bank, N. A. (NAME)	
4025 Pineorchard Place	[illegible]	
(ADDRESS)	P.O.Box (ADDRESS) 11701 Newark, NJ 07101-4701	164-10-A-114.00 CO
Antioch, TN 37013	[illegible]	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENT MALAK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS D. LEE AND BENITA N. LEE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 320, SUMMERFIELD VILLAGE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000929-0096421, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TARA JILL CROTTS MALAK TO BRENT MALAK AS RECORDED ON THE 16TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100616-0046696; QUIT CLAIM DEED FROM BRENT MALAK AND TARA JILL CROTTS MALAK, FORMERLY KNOWN AS TARA JILL CROTTS, HUSBAND AND WIFE TO BRENT MALAK AND TARA JILL CROTTS MALAK, HUSBAND AND WIFE AS RECORDED ON THE 7TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070207-0016080 AND WARRANTY DEED FROM KAREN LESLEY HASTY, UNMARRIED TO BRENT MALAK AND TARA JILL CROTTS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 8TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050608-0065684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20000929-0096421; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11588, PAGE 484 AMENDED IN BOOK 11669, PAGE 376, INSTRUMENT NOS. 20010308-0021946 AND 20010504-0046260; BY-LAWS OF RECORD IN BOOK 11648, PAGE 662 AMENDED IN INSTRUMENT NO. 20010504-0046261; CHARTER OF RECORD IN BOOK 11648, PAGE 660 AMENDED AT INSTRUMENT NO. 20010326-0028531; QUITCLAIM DEED TO HOA OF RECORD IN INSTRUMENT NO. 20010514-0049520; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20000113-0004777, 20000809-0079074, 20000824-0083643, 20000913-0091248, 20000913-0091249 AND 20000913-0091247; EASMENT OF RECORD IN BOOK 1141, PAGE 327 AND AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 4025 Pineorchard Place, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20110048986 DEEDWARR
Recvd: 08/10/11 11:53 2 pgs
Fees:13.00 Taxes:547.60
20110810-0061613

Witness my/our hand(s) this 8th day of August, 2011.

Brent Malak by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brent Malak and who acknowledged he executed the same as the free act and deed of the said Brent Malak.

Witness my hand and official seal, this the 8th day of August, 2011.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903