BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,678.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2011.

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-9-12

G-VRES-11-1299

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
Leslie J. Spain	FIRST COMMUNITY MTG.	
1299 Campbell Road	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	33-5-A-1.00 CO
Goodlettsville, TN 37072	MURFREESBORO TN 37129	
(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 ANNA WOZNIAK AND ANTHONLY WOZNIAK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE J. SPAIN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, DAWN BROOKE SUBDIVISION, SECTION 1, REVISED, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20051005-0119998, 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 TO ANNA WOZNIAK BY WARRANTY DEED FROM STEPHEN M. PEARSON, UNMARRIED, RECORDED ON THE 30TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090130-0008152, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ANTHONY WOZNIAK, SPOUSE OF ANNA WOZNIAK, JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20051005-0119998; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060717-0085553; BY-LAWS OF RECORD IN INSTRUMENT NO. 20060717-0085554; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20060717-0085552; EASEMENTS OF RECORD IN INSTRUMENT NO. 20040517-0057705; AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1299 Campbell Road, Goodlettsville, Tennessee 37072
(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:T20110068289 DEEDWARR
Recvd: 11/01/11 09:52 2 pgs
Fees:13.00 Taxes:753.61
20111101-0084778

Witness my/our hand(s) this 31st day of October, 2011.

Anna Wozniak by John Gleaves, Attorney in Fact

Anthonly Wozniak by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 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 Anna Wozniak and Anthony Wozniak and who acknowledged he executed the same as the free act and deed of the said Anna Wozniak and Anthony Wozniak.

Witness my hand and official seal, this the 31st day of October, 2011.

Notary Public

My Commission Expires: 5-11-2012

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

PATRICIA J. PARSONS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.