Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120040201 DEEDWARR
Recvd: 06/01/12 09:38 2 pgs
Fees:13.00 Taxes:488.40
20120601-0047474

06-1205-74662

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2012.

Notary Public
My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Francis Karchefski	Access National Mtg.	150-11-0-310.00
6008 Legend Drive	1800 Robert Fulton Drive	
Antioch TN 37013	Reston, VA 20191	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Douglas Erwin and wife, Connie Erwin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Francis Joseph Karchefski**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Phase I, Belle Oaks, of record in Plat Book 6900, Page 768, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Douglas Erwin and wife, Connie Erwin, by deed from James A. Mayer, unmarried, dated October 13, 1995, recorded October 17, 1995, of record in Book 9829, page 843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6008 Legend Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 25 day of May, 2012.

Mark Douglas Erwin

Connie Erwin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Douglas Erwin and Connie Erwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25 day of May, 2012.

State of Tennessee at Large

My Commission expires

12-22-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15