WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,828.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 2012.

Notary Public

MY COMMISSION EXPIRES: 3/8/15

(AFFIX SEAL)

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Stainbrook	Hometown Lenders, LLC	10816026900
(NAME)	(NAME)	
3209 Priest Woods Dr.	12935 Hwy 231-431 N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hazel Green, AL 35750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120042086 DEEDWARR
Recvd: 06/07/12 11:06 3 pgs
Fees:18.00 Taxes:254.66
20120607-0049784

THIS INDENTURE, made and entered into this 5th day of June, 2012, by and between **AMANDA D. KELLAM AND ADAM F. KELLAM, WIFE AND HUSBAND,** party of the first part, and **BRIAN STAINBROOK**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 16B, on the plan of Zone Lot Division Lot 14, 16 & 18 Section 4 of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 213 amending Plat Book 5200, Page 642, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Amanda D. Kellam and husband, Adam F. Kellam by Deed from Cathy Jo West, unmarried, dated 01/28/2010 and filed for record on 02/01/2010 in Instrument 201002010007745, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

AMANDA D. KELLAM

ADAM F. KELLAM

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AMANDA D. KELLAM, 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 20 day of March, 2012

Commission expires: 9-9-2014

BOB CLOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ADAM F. KELLAM, 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 20 day of March, 2012

Commission expires: 9-9-2014

BOB CLOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

All matters as set forth per Book 5200, Page 642, Book 6250, Page 213, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5856, Page 84, said Register's Office.

Deed of Conveyance of record in Book 8377, Page 905 and in Book 8377, Page 908, said Register's Office.