RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120046465 DEEDWARR
Recvd: 06/22/12 15:51 2 pgs
Fees:13.00 Taxes:1690.90
20120622-0055134

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2012.

NOTARY PUBLIC

My commission expires: July 8, 2013

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Wilson and Kortney M. Wilson 1423 Stratton Ave Nashville, TN 37206	SUNTRUST MTG INC 1001 SEMMES AVE RVW-5023 RICHMOND, VA 23224	083-05-0-392-00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Seven Thousand and 00/100 Dollars ($457,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **HOME EQUITY ASSET PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **DAVID B. WILSON AND KORTNEY M. WILSON, husband and wife**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot #2 of the Resubdivision of Part Of Lot #8, Ordway Home Place, as of record in Book #2854, Page 87, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Home Equity Asset Partners, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from Kirk Leipzig, dated 3/09/2011, recorded 3/16/2011, of record in Instrument # 20110316-0020772, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1423 Stratton Avenue, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and binds itself, its successors and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of June, 2012.

HOME EQUITY ASSET PARTNERS, LLC

By: Kirk Leipzig, member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 20th day of June , 2012, before me, appeared Kirk Leipzig, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is member of Home Equity Asset Partners, LLC, a ~~Tennessee~~ Delaware LLC Limited Liability Company, and that said instrument was signed in behalf of said Home Equity Asset Partners, LLC, and said officer acknowledged said instrument to be the free act of deed of said Home Equity Asset Partners, LLC.

WITNESS my hand and seal, this the 20th day of June, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY