WARRANTY DEED

STACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

AT-20120073

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of June, 2012.

(Affix Seal)

Notary Public

My Commission Expires: 3-3-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Philip T. Hausfeld and Mark W. Hausfeld	Brand Mortgage Group	150.09-0-126.00
2997 Owendale Avenue	1255 Lakes Parkway, Bldg 300, Suite 300	
Antioch, TN 37013	Lawrenceville, GA 30043	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randy Frase**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Philip T. Hausfeld, an unmarried man and Mark W. Hausfeld, a married man**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Forest View Park, Section Four, Phase Two, of record in Plat Book 5200, Page 674, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy Frase from THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF SAMI II TRUST 2006-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7 by Special Warranty Deed, dated April 6, 2012 recorded April 19, 2012 in Instrument # 201204190033633, Register's Office Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2997 Owendale Avenue, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 22nd day of June, 2012

Randy Frase

BILL GARRETT, Davidson County
Trans:T20120046902 DEEDWARR
Recvd: 06/26/12 08:39 1 pgs
Fees:13.00 Taxes:392.20
20120626-0055688

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Randy Frase , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 22nd day of June, 2012.

April G Nichols

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY