WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065609 DEEDWARR
Recvd: 08/31/12 14:30 2 pgs
Fees:13.00 Taxes:1239.50

20120831-0079075

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and Sworn to before me, this 20th day of August, 2012.

Notary Public

My commission expires: 5/17/2014

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Michael J. Findley, II 448 Summit Oaks Drive Nashville, TN 37221	Peoples Home Equity 2734 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	128160B03100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jane Fausch, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Michael J. Findley, II and Mary Forest Campbell, husband and wife**, hereinafter called the Grantee(s), their heirs 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. 31 on the Plan of Summit Oaks, Phase Two, a Planned Unit Development, of record in Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jane Fausch by deed from Erik M. Bakich and wife, Katherine Bakich of record in Instrument No. 20100208-0009973; Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20040112-0004661, said Register's Office.

Subject to restrictions of record in Instrument No. 20040116-60006770 , said Register's Office.

Subject to Charter of Summit Oaks of record in Instrument No. 200201310013598, Register's Office for Davidson, TN.

This is (x) improved ( ) unimproved property known as 448 Summit Oaks Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 20th day of August, 2012.

Jane Fausch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jane Fausch** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY