BILL GARRETT, Davidson County
Trans:T20120091115 DEEDWARR
Recvd: 11/30/12 08:55 2 pgs
Fees:13.00 Taxes:887.82

20121130-0109795

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 29 day of November, A.D., 20 12, by and between

Tedd Hensley and wife, Diana Hensley

First Parties, and

Barry E. Ambuehl, Jr., and Mary C. Ambuehl, husband and wife as joint tenants with full rights of survivorship

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Cobblestone Landing, Phase 1, of record in instrument No. 20050822-0099471, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tedd Hensley and wife, Diana Hensley by deed from Rebecca A. Stepp, a married woman, joined by her husand, Ronald L. Stepp dated 8/13/2008 filed of record 8/27/2008 in Instrument No. 20080827-0088157, Register's Office for Davidson County, Tennessee.

OWNER:
Barry Ambuehl
405 Landings Way
Mt. Juliet, TN 37122

RESPONSIBLE TAXPAYER:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

CLT # 087020A010.00CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Tedd Hensley Diana Hensley

✓STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Tedd Hensley and wife, Diana Hensley , 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 22 day of May, 20 12.

✓ _____ Notary Public

My Commission Expires: 3-3-2015

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 239,950.00. Affiant _____.

Subscribed and sworn to before me this 29th day of November, 20 12.

My Commission Expires:

3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRAVIS L. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN