(1)

WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,525.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/8/2013

(AFFIX SEAL)

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-PL-12-7339

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine McLaughlin	ARK-LA-TEX FINANCIAL SVCS. LLC	
7339 Althorp Way	(NAME) dba Benchmark Home Loans 5160 Tennyson Parkway Ste2000W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano, TX 75024	173-09-0-A-0-37.00C0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DARYL R. FINLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE MCLAUGHLIN, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 35 ,ON THE PLAN OF REVISION ONE, SECTION TWO, LENOX VILLAGE , OF RECORD IN INSTRUMENT NO.200207310091872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARYL R. FINLEY, UNMARRIED BY DEED FROM NVR, INC, A VIRGINIA CORPORATION T/A RYAN HOMES OF RECORD IN INSTRUMENT 200306160082330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 9, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200207310091872; INSTRUMENT 200111290130322, INSTRUMENT 200111060121932, BOOK 7361, PAGE 230, BOOK 7985, PAGE 449 AND INSTRUMENT 200109180100850; INSTRUMENT 200111120123853; INSTRUMENT 200204080042676 AND INSTRUMENT 200111290130322; INSTRUMENT 200101030000902; INSTRUMENT 200101030000902; INSTRUMENT 200204080042675; BOOK 421, PAGE 146; SAID REGISTER'S OFFICE; INSTRUMENT NUMBER 200203150032825, INSTRUMENT 200212260158458, INSTRUMENT 200212260158459 AND INSTRUMENT 200209110110906; INSTRUMENT 200104120045831; INSTRUMENT 200205010053757 RE-RECORDED IN INSTRUMENT 200205070056338; C) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF AN UNNAMED TRIBUTARY OF MILL CREEK FROM FROM DIMUNITION AND POLLUTIO; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7339 Althorp Way, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120092333 DEEDWARR
Recvd: 12/04/12 09:47 2 pgs
Fees:13.00 Taxes:634.64
20121204-0111241

Witness my/our hand(s) this 30th day of November, 2012.

Daryl R. Finley

Daryl R. Finley

STATE OF Tennessee
COUNTY OF Davidson

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

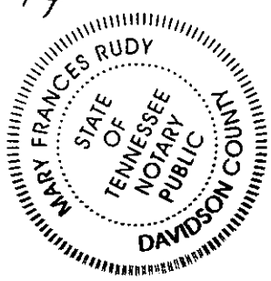
Witness my hand and official seal, this the 30th day of November, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903