RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Don Reed

GRANTEE(s)
Champion Mortgage Company

This Instrument Prepared By:

WILSON & ASSOCIATES, P.L.L.C.
5050 Poplar Avenue, Suite 115
Memphis, TN 38157
(901) 578-9914

Davidson County DEEDWARR
Recvd: 03/04/13 08:47 3 pgs
Fees:18.00 Taxes:704.59
20130304-0021113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Don Reed, as joint tenants with rights of survivorship and not as tenants in common ("Grantor"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Champion Mortgage Company ("Grantee"), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Charles R. Simmons, Surveyor, dated June 21, 1974, as follows: Beginning at an iron pin in the northerly margin of Campbell Road at its intersection with Brick Church Pike, thence along said Brick Church Pike, North 3 degrees East 241 feet to an iron pin, thence North 38 degrees East 365.9 feet to a stake; thence leaving said pike, South 59 degrees East 188.5 feet to an iron pin; thence South 27 degrees 15 feet West 418.5 feet to an iron pin in the margin of said Campbell Road; thence along said margin of said road North 52 degrees West 251.2 feet to the point of beginning.

Being the same property conveyed Don Reed and Dorothy W. Hudson, by Warranty Deed recorded November 25, 2003, as Instrument No. 20031125-0170924. Dorothy W. Hudson having died July 1, 2010.

More commonly known as: 4811 Brick Church Pike, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 024 000 057.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And I, Don Reed, hereby covenant with the said Grantee that we will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 24TH day of JANUARY, 2013.

Don Reed

BLAKE E. WORTHINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BLAKE E WORTHINGTON

01/24/2013
DATE

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared DON REED and N/A, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in NASHVILLE, TN this 24TH day of JANUARY, 2013.

BLAKE E. WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MAY 5, 2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,430.43 (it's the unpaid principal balance) , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Don Reed

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared DON REED and N/A, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

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BLAKE E. WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MAY 5, 2015

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Champion Mortgage Company
3900 Capital City Boulevard
Lansing, MI 48906

True Copy Certification

I, Carmen D. Gray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carmen D Gray
Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Elizabeth Middleton, a notary public for this county and state, Carmen D. Gray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/19
Notary' Seal (if on paper)

