SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
SingleSource Property Solutions 333 Technology Dr, Suite 102 Canonsburg, PA 15317	WILLIAM SIMS ELIZABETH SIMS 203 ROSCO STREET GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-SIX THOUSAND AND 00/100 Dollars ($126,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHAMPION MORTGAGE COMPANY (herein, "Grantor"), whose address is 350 Highland Drive, Lewisville, TX 75067, hereby sells, transfers and conveys to WILLIAM SIMS and ELIZABETH SIMS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 203 Rosco Street, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4811 Brick Church Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 17th day of May, 2013.

BILL GARRETT, Davidson County
Trans:T20130047678 DEEDWARRSP
Recvd: 06/07/13 10:46 4 pgs
Fees:23.00 Taxes:466.20
20130607-0058056

PIN NO: 024.00-0-057.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Champion Mortgage Company

By: Stacey Dowell

Printed Name: Stacey Dowell

Title: RED Manager

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stacey Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the RED Manager of Champion Mortgage Company, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2013

[Affix Notary Seal]

REBECCA GLENN RUSSO
Notary Public, State of Texas
My Commission Expires
February 28, 2017

Rebecca Glenn Russo

SIGNATURE OF NOTARY PUBLIC

My commission expires: 2/28/2017

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 126000.

GRANTEE

Grantee signature William Sims by Elizabeth A. Sims, attorney in fact
William Sims

Subscribed and sworn to under oath before me, this 03rd day of June, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires January 06, 2014

SABRINA JACAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

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.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 201303040021113 on March 4, 2013.

PIN NO: 024.00-0-057.00

STREET ADDRESS: 4811 Brick Church Pike, Goodlettsville, TN 37072

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.