BILL GARRETT, Davidson County
Trans:T20130083152 DEEDWARRSP
Recvd: 09/26/13 09:22 2 pgs
Fees:13.00 Taxes:25.90
20130926-0100961

G#25434-3
Map 120-01-0
Parcel 126.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Subscribed and sworn to before me this the 23rdt day of September, 2013.

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:

Sampson, LLC	NEW OWNER
(Name)	(Name)
7723 Sunny Trail Drive	
(Street Address)	(Street Address)
Bartlett, TN 38135	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **American Equity Funding, Inc., an Arkansas corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Sampson, LLC, a Tennessee limited liability company** hereinafter called the "Grantee", its heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 125 on the Plan of Stardust Acres, of record in Book 1424, page 92. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to John N. King and wife, Dean King by Deed, dated May 25, 1972, from Everett E. Sutton and wife, Mildred H. Sutton, of record in Book 4604, page 437, Register's Office for Davidson County, Tennessee. Said property was further conveyed to SunTrust Bank by Substitute Trustee's Deed, dated December 6, 2012 from Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument No. 20121220-0117313 and further

conveyed to American Equity Funding, Inc., by Quitclaim Deed, dated August 21, 2013 from SunTrust Bank of record in Instrument No.. 20130903-0092181, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS is improved property, known as: 1300 Saturn Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the above described property together with all and singular the rights of appurtenances thereto in any form belonging unto the said Grantee, and the heirs and/or assigns of said Grantee, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, its heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property Aas is@ and Awhere is@ in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 23rd day of September, 2013.

American Equity Funding, Inc.

BY: _____

Steve Whitlock, President

STATE OF Arkansas)
COUNTY OF Sebastian)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve Whitlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of American Equity Funding, Inc., the within-named bargainor, an Arkansas corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office at Van Buren, Arkansas on this the 23rd day of September, 2013

JOYCE A DUIGNAN
Arkansas - Sebastian County
Notary Public - Comm# 12393607
My Commission Expires Jul 1, 2023

_____
Notary Public

My Commission Expires: 7/01/2023