WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 9/18/17
(AFFIX SEAL)

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian L. Fink	American Internet Mortgage, Inc.	Parcel ID:
6728 Sugar Hill Dr.	4121 Camino Del Rio S.	181010A14300CO
Nashville, TN 37211	San Diego, CA 92108	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas M. Austin, Jr. and wife, Melony D. Austin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian L. Fink , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Sugar Valley, Section Four, of record in Instrument 20000523005144 4, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Thomas M. Austin, Jr. and Melony D. Austin by deed from Charles E Winfrey, Jr. and Nancy A. Winfrey, of record in Instrument 20080527-0053361, dated May 23, 2008, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14 amended in Instrument 20000523-0051637; 20030708-0093637 and Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20005230051444, said Register's Office.

Power of Attorney of record in Instrument 20140603-0047825, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6728 Sugar Hill Dr., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 30th day of May, 2014.

Thomas M. Austin, Jr. by Melony D. Austin ATTY IN-FACT
Thomas M. Austin, Jr., by Melony D. Austin, Attorney in Fact

Melony D. Austin

Davidson County DEEDWARR
Recvd: 06/03/14 11:54 3 pgs
Fees:18.00 Taxes:962.00
20140603-0047826

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melony D. Austin, 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 at Nashville, Tennessee, this 30th day of May, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melony D. Austin, 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 on behalf of Thomas M. Austin, Jr. as his/her/their Attorney in Fact as the free act and deed of the within named Thomas M. Austin, Jr..

Witness my hand and official seal at Nashville, Tennessee the 30th day of May, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

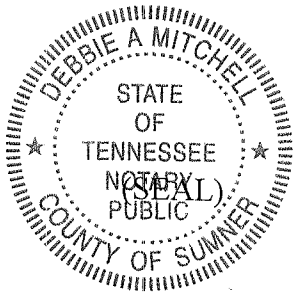
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017