This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140066202 DEEDWARR
Recvd: 09/05/14 11:26 2 pgs
Fees:13.00 Taxes:1110.00
20140905-0081453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of September, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shane P. Lenzen 1313 Valley Trail Whites Creek, TN 37189	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	041020000400

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HHBC INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CANDACE N. LENZEN AND SHANE P. LENZEN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Breckenridge Valley Subdivision of record in Plat Book 4460, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Norman Knobel and wife, Susan M. Knobel by deed from Sharon L. Andrews, single of record in Book 5968, page 941, Register's Office for Davidson County, Tennessee, dated November 23, 1982 and recorded on November 24, 1982.

Being the same property conveyed to Federal Home Loan Corporation by deed from Wilson & Associates, PLLC, successor trustee of record in Instrument No. 20130116-0005319 Register's Office for Davidson County, Tennessee, dated January 8, 2013 and recorded on January 16, 2013.

Being the same property conveyed to HHBC Investments, LLC by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20140103-0000847 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on January 3, 2014

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1313 Valley Trail, Whites Creek, TN 37189.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 2nd day of September, 2014.

HHBC INVESTMENTS, LLC

By: Tyler Hiatt, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Hiatt, 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 member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Tyler Hiatt as such member.

Witness my hand and official seal this 2nd day of September, 2014

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY