Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0357HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2014.

Notary Public
Commission Expires: 9/11/17

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

BILL GARRETT, Davidson County
Trans:T20140066929 DEEDWARR
Recvd: 09/09/14 09:21 3 pgs
Fees:18.00 Taxes:1409.70
20140909-0082335

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Andrew Brown 1301 Campbell Road Goodlettsville, TN 37072	New owner	032.00-0-124.00

WARRANTY DEED

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, I/WE,

Steven L. Blaine and Cynthia L. Blaine

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Andrew Brown , a single person

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:

CERTAIN REAL PROPERTY SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

1) BEGINNING AT A NEW IRON PIN, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE), THE NORTHWEST CORNER OF DAWN BROOKE SUBDIVISION SECTION 1, THE MOST NORTH- NORTHEAST CORNER OF THIS TRACT, THENCE ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, SOUTH 05 DEG. 00 MIN. 11 SEC. WEST, 195.25 FEET TO A NEW IRON PIN, 2) THENCE CONTINUING ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, SOUTH 84 DEG. 59 MIN. 49 SEC. EAST, 283.19 FEET TO A NEW IRON PIN, 3) THENCE CONTINUING ALONG THE LINE WITH DAWN BROOKE SUBDIVISION SECTION 1, NORTH 88 DEG. 15 MIN. 39 SEC. EAST, 89.75 FEET TO A NEW IRON PIN, 4) THENCE ALONG A NEW LINE, SOUTH 04 DEG. 37 MIN. 24 SEC. WEST, 658.28 FEET TO A NEW IRON PIN, 5) THENCE CONTINUING ALONG A NEW LINE, NORTH 83 DEG. 30 MIN. 33 SEC. WEST, 255.27 FEET TO A NEW IRON PIN, 6) THENCE CONTINUING ALONG A NEW LINE, NORTH 11 DEG. 51 MIN. 36 SEC. WEST, 426.97 FEET TO A NEW IRON PIN, 7) THENCE CONTINUING ALONG A NEW LINE, NORTH 05 DEG. 35 MIN. 00 SEC. EAST, 171.28 FEET TO A NEW IRON PIN, 8) THENCE CONTINUING ALONG A NEW LINE, NORTH 49 DEG. 10 MIN. 38 SEC. WEST, 65.27 FEET TO A NEW IRON PIN, 9) THENCE CONTINUING ALONG A NEW LINE, NORTH 05 DEG. 35 MIN. 00 SEC. EAST, 218.28 FEET TO A NEW IRON PIN, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET ROM THE CENTERLINE), 10) THENCE ALONG THE SOUTHERN MARGIN OF CAMPBELL ROAD (PARALLEL AND 25 FEET FROM THE CENTERLINE), SOUTH 84 DEG.

59 MIN. 49 SEC. EAST, 51.34 FEET TO THE BEGINNING, CONTAINING 5.276 ACRES, MORE OR LESS, AS SURVEYED BY BURNS AND ASSOCIATES, INC. UNDER TENNESSEE LINCENSE NO. 1053, DATED 05-20-2005.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED WITH THE FOLLOWING 30' WIDE PERPETUAL INGRESS/EGRESS AND UTILITY EASEMENT, BEING DESCRIBED AS FOLLOWS, TO-WIT:
1) BEGINNING AT A NEW IRON PIN, BEING NORTH 84 DEG. 59 MIN. 49 SEC. WEST, 51.34 FEET FROM THE NORTHWEST CORNER OF DAWN BROOKE SUBDIVISION SECTION 1, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE), THE MOST NORTH-NORTHEAST CORNER OF THIS EASEMENT, THENCE ALONG A LINE ACROSS WILKES, SOUTH 05 DEG. 35 MIN. 00 SEC. WEST, 10.51 FEET TO A POINT,
2) THENCE ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 363.24 FEET, AN ARC LENGTH OF 51.09 FEET, AND A CHORD BEING SOUTH 53 DEG. 05 MIN. 06 SEC. WEST, 51.04 FEET TO A POINT,
3) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 137.87 FEET, AN ARC LENGTH OF 86.66 FEET, AND A CHORD BEING SOUTH 31 DEG. 02 MIN. 55 SEC. WEST, 85.24 FEET TO A POINT,
4) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 58.26 FEET, AN ARC LENGTH OF 56.07 FEET, AND A CHORD BEING SOUTH 14 DEG. 31 MIN. 34 SEC. EAST, 53.93 FEET TO A POINT,
5) THENCE CONTINUING ALONG A LINE ACROSS WILKES, SOUTH 42 DEG. 05 MN. 38 SEC. EAST, 56.66 FEET TO A PONT, 6) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 427.57 FEET. AN ARC LENGTH OF 83.90 FEET, AND A CHORD BEING SOUTH 47 DEG. 42 MN. 55 SEC. EAST, 83.77 FEET TO A PONT IN THE WESTERLY LINE OF THE ABOVE DESCRIBED TRACT, 7) THENCE ALONG A LINE.WITH THE ABOVE DESCRIBED TRACT, SOUTH 05 DEG. 35 MIN. 00 SEC. WEST, 34.62 FEET TO A PONT, 8) THENCE ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 457.57 FEET, AN ARC LENGTH OF 107.66 FEET, AND A CHORD BEING NORTH 48 DEG. 50 MIN. 04 SEC. WEST, 107.42 FEET TO A POINT,
9) THENCE CONTINUING ALONG A LINE ACROSS WILKES, NORTH 42 DEG. 05 MIN. 38 SEC. WEST, 56.66 FEET TO A PONT, 10) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 88.26 FEET, AN ARC LENGTH OF 84.93 FEET, AND A CHORD BEING NORTH 14 DEG. 31 MIN. 34 SEC. WEST, 81.70 FEET TO A POINT, 11) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH A RADIUS OF 167.87 FEET, AN ARC LENGTH OF 105.52 FEET, AND A CHORD BEING NORTH 31 DEG. 02 MIN. 55 SEC. EAST, 103.79 FEET TO A PONT, 12) THENCE CONTINUING ALONG A LINE ACROSS WILKES, ALONG A CURVE WITH RADIUS OF 393.24 FEET, AN ARC LENGTH OF 31.83 FEET, AND A CHORD BEING NORTH 51 DEG. 22 MIN. 29 SEC. EAST, 31.82 FEET TO A POINT, IN THE SOUTHERN MARGIN OF CAMPBELL ROAD (BEING 25 FEET FROM THE CENTERLINE) 13) THENCE ALONG THE SOUTHERN MARGIN OF CAMPBELL ROAD (PARALLEL AND 25 FEET FROM THE CENTERLINE), ALONG A CURVE WITH A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 36.68 FEET, AND A CHORD BEING SOUTH 87 DEG. 47 MIN. 56 SEC. EAST, 36.66 FEET TO THE BEGINNING, CONTAINING 11016 SQUARE FEET OR 0.253 ACRES, MORE OR LESS, AS SURVEYED BY BURNS AND ASSOCIATES, INC. UNDER TENNESSEE LICENSE NO. 1053, DATED 05-20-2005.

Being the same property conveyed to Steven L. Blaine and Cynthia L. Blaine, husband and wife, tenants by entirety by Deed from Deutsche Bank Trust Company Americas, as indentured Trustee for the Registered Holders of Saxon Asset Securities Trust 2005-2 Mortgage Loan Asset Backed Notes Series 2005-2 dated 2/6/12 and filed for record on 4/2/12 in Instrument # 20120402-0027777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1301 Campbell Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of September, 2014.

Steven L. Blaine

Cynthia L. Blaine

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven L. Blaine and Cynthia L. Blaine** 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 Hendersonville, Tennessee this 5th day of September, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

