Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122

Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0648

BILL GARRETT, Davidson County
Trans: T20090067238 DEEDWARR
Recvd: 10/02/09 13:34 2 pgs
Fees: 13.00 Taxes: 479.15
20091002-0091726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,500.00.

Jackie Heatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of September 2009.

Notary Public

Commission Expiration: 6-30-10

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

ADDRESS OF NEW OWNER:
Nicholas Lawalin and wife, Allison Lawalin
2730 McKeige Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Franklin American Mort. Co.
501 Corporate Centre Dr.
Suite 400
Franklin, TN 37067

MAP-PARCEL:
09609010000

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, WE,

Kathryn A. Hatter and wife, Robert B. Hatter

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

Nicholas Lawalin and wife, Allison Lawalin

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:

Being Lot No. 16 on the Plan of Perry Heights Subdivision of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elmer A. Ochoa from Raymond Keith Bogle and wife Deeann Grace Bogle by deed dated 11/10/2003 filed for record on 11/10/2003 in Instrument Number 20031110-0164065, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development, of Washington D.C. from Aaron L. Squyres, Successor Trustee by deed dated 06/19/2008 filed for record on 09/25/2008 in Instrument Number 20080925-0097477, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn A. Hatter and Robert B. Hatter from Secretary of Housing and Urban Development, of Washington D.C. by deed dated 12/22/2008 filed for record on 12/30/2008 in Instrument Number 20081230-0123343, in the 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 source of title shown above.

This is improved property known as: **2730 McKeige Dr. Nashville, TN 37214**

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 my hand this 25th day of September 2009.

Kathryn A. Hatter

Robert B. Hatter by Kathryn A. Hatter his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn A. Hatter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 25th day of September, 2009.

Notary Public

Commission Expiration: 7/14/13

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP.
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of September, 2009, before me personally appeared Kathryn A. Hatter, to me known to be the person who executed the foregoing instrument in behalf of Robert B. Hatter as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said Robert B. Hatter.
Witness my hand and official seal.

(Inst# 20091002-0091725)

Notary Public

Commission Expiration: 7/14/13

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP.
WILSON COUNTY