BILL GARRETT, Davidson County
Trans:T20100011540 DEEDWARR
Recvd: 02/26/10 12:53 3 pgs
Fees:18.00 Taxes:721.50
20100226-0014895

BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
612466 6100-000028
Paul Sylvia

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Shawn A. Hawley	(NAME) HSBC Mortgage Corporation (USA)	93-061D-504.00C0
(STREET ADDRESS OR ROUTE NUMBER) 309 Church Street, Unit 504	(STREET ADDRESS) 2929 Walden Ave.	
(CITY) (STATE) (ZIP) Nashville, TN 37201	(CITY) (STATE) (ZIP) Depew, NY 14043	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ryan W. Miller and Stephanie Leigh Miller, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Shawn A. Hawley, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 195,000.00

Affiant _____

Subscribed and sworn to before me this the 25 day of February 2010

Notary Public _____

My commission expires: 1-9-12
(Affix Seal)

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1-26-2012
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 309 Church Street, #504, Nashville, TN 37201
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of September, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ryan W. Miller

Stephanie Leigh Miller

STATE OF New Jersey
COUNTY OF Somerset

Personally appeared before me, Lori Sempervive, a Notary Public in and for said County and State, Ryan W. Miller, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of September, 2009.

Notary Public
My Commission Expires: 8/4/2010

(This area for official notarial seal)
LORI SEMPERVIVE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 4, 2010

STATE OF New Jersey
COUNTY OF Somerset

Personally appeared before me, Lori Sempervive, a Notary Public in and for said County and State, Stephanie Leigh Miller, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of Sepkmber, 2009.

Notary Public
My Commission Expires: 8/4/2010

(This area for official notarial seal)

LORI SEMPERVIVE NOTARY PUBLIC NEW JERSEY

LORI SEMPERVIVE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 4, 2010

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 504 and two parking spaces, together with the appurtenant interest in the common elements of The Banner Block Condominiums, as established under Master Deed of record in Instrument 200505270060419, amended in Instrument 200509270115946, and further amended in Instrument 200607280091581, Instrument 200607310092812, Instrument 200609070110529, Instrument 200610130127441 and Instrument 200610270133858, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan W. Miller and wife Stephanie Miller by deed from William R. Huffman and wife Janet B. Huffman of record in Instrument 200702270024166, said Register's Office, dated February 22, 2007. And being the same property conveyed to Ryan W. Miller by Quitclaim Deed from Stephanie Miller of record in Instrument 200801300009360, said Register's Office, dated January 25, 2008.