Box 10-B

BILL GARRETT, Davidson County
Trans:T20100015612 DEEDWARR
Recvd: 03/17/10 12:26 2 pgs
Fees:13.00 Taxes:638.44
20100317-0020047

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,550.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW W. POLLARD, ET UX	**BAC HOME LOANS SERVICING, LP**	**063-16-0B-128.00 CO**
(NAME) **517 GRANWOOD BLVD.**	(NAME) **P. O. BOX 515507**	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) **LOS ANGELES, CA 90051-6807**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHESTER N. HAHN, II AND WIFE, MELISSA R. HAHN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW W. POLLARD AND WIFE, JENNIFER R. POLLARD,** 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. 210 Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction in Book 7462, page 445, and amendment to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chester N. Hahn II and spouse, Melissa R. Hahn from Scott Taylor and spouse, Katrina Taylor by deed dated December 5, 2006 of record in Instrument No. 20061206-0150857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and amendment to change name in Book 8181, page 112; Declaration of covenants, conditions, liens, easements and restrictions of record in Book 7351, page 852, Book 7451, page 739 and Book 8336, page 393; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, page 740; Utility Easement of record in Book 8657, page 179, said Register's Office.

See Limited Power of Attorney for Melissa R. Hahn being recorded simultaneously herewith of record in Instrument No. 20100317-0020046, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **517 GRANWOOD BLVD., OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15 day of March, 2010.

CHESTER N. HAHN, II

by Chester N. Hahn II ATTORNEY IN FACT
Melissa R. Hahn

MELISSA R. HAHN
By: Chester N. Hahn, Attorney in Fact for Melissa R. Hahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2010, before me personally appeared Chester N. Hahn, Attorney-in-Fact for Melissa R. Hahn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melissa R. Hahn, and who acknowledged that he executed the same as the free act and deed of Melissa R. Hahn.

Witness my hand and official seal at office this 15th day of March, 2010.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**

Notary Public

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 **Chester N. Hahn, II**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of March, 2010.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**

Notary Public