BILL GARRETT, Davidson County
Trans:T20100061630 DEEDWARR
Recvd: 09/30/10 11:10 2 pgs
Fees:13.00 Taxes:701.15
20100930-0077873

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
H090599

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, #200
Knoxville, TN 37923

New Owner is:
Matthew R. Hawk
509 Cody Hill Court
Nashville, TN 37211-7920

MAP: 172-12-0B

PARCEL: 204.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jonathan Cashman and wife, Brittany Valaber Cashman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew R. Hawk and wife, Kirstin Hawk**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **509 Cody Hill Court, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, page 6, and amended in Plat Book 7900, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Cashman, a single person, by Warranty Deed from Joshua S. Pharr and wife, Amanda R. Pharr, dated 7/5/06 and recorded 7/17/06 in Instrument Number 20060717-0085923, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JC RC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of September, 2010.

GRANTOR(S):

JONATHAN CASHMAN

BRITTANY VALABER CASHMAN

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MARTIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jonathan Cashman and Brittany Valaber Cashman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of September, 2010.

RAJWANTIE BISHUNDAT
Notary Public, State of Florida
Commission# DD973423
My comm. expires March 22, 2014

NOTARY PUBLIC
My Commission Expires: March 22, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$189,500.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of September, 2010.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: