BILL GARRETT, Davidson County
Trans:T20100067521 DEEDWARR
Recvd: 10/25/10 12:59 3 pgs
Fees:18.00 Taxes:159.84
20101025-0085276

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Title Services, Inc.
408 N. Cedar Bluff Road, Suite 100
Knoxville, TN 37923
865.690.4809 Fax: 865.694.6262
File No. CB3746

Property Address:
3243 Lagrange Drive, Nashville, TN 37218

MAP 080-08-0-143.0

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Homesales, Inc.**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Larry Hatcher, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 226, Bordeaux Hills, Section Three, as shown on plat of record in Plat Book 3600, Page 34, amended in Book 3676, Page 294, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Homesales, Inc. by virtue of a trustee's deed from Shellie Wallace, Successor Trustee, dated June 30, 2010, and recorded July 12, 2010, in the Register's Office for Davidson County, Tennessee, Instrument Number 20100712-0054244.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 14 day of October, 2010.

Homesales, Inc. {Seal}

Deborah Sarot
Asst. Vice President

HOMESALES CORPORATE SEAL 2004 TENNESSEE

State_of
County of

On this the _____ day of October, 2010, before me, Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be _____ of the _____, a corporation, the within named bargainor, a corporation, and that___he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as _____.

_____
Notary Public

My Commission expires: _____

STATE OF TN
COUNTY OF Knox

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $43,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 14th of October, 2010.

_____
Notary Public

My Commission expires: 12/3/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name of Owner and Property Address:
Larry Hatcher
3243 Lagrange Drive
Nashville, TN 37218

Person or Entity Responsible For Payment Of Taxes:
Larry Hatcher
3243 Lagrange Drive
Nashville, TN 37218

Tax Parcel ID#: 080-08-0-143.00

ACKNOWLEDGMENT

State of California
County of San Diego)

On OCT 14 2010 before me, Jose Aguilera, Notary Public
(insert name and title of the officer)

personally appeared Deborah Sarot, Asst. Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JOSE AGUILERA
COMM. #1904638
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Sep 19, 2014

WITNESS my hand and official seal.

Signature _____ (Seal)