BILL GARRETT, Davidson County
Trans:T20100081571 DEEDWARR
Recvd: 12/29/10 09:24 3 pgs
Fees:18.00 Taxes:499.50
20101229-0103115

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 27th day of December, 2010.

Notary Public
My commission expires: 11/07/12

07-1012-84379

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa L. Hatcher 514 Bellmore Place Nashville TN 37209	New Owner	103-02-0-B 005.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine S. LaMaster now Mruczkowski, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melissa L. Hatcher**, hereinafter called the Grantees, their successors 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. 5 on the Plan of Bellmore Place Revised, a Planned Unit Development, of record in Plat Book 6200, Page 808, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Katherine S. LaMaster by deed from Charla J. McCall, unmarried, dated July 29, 2004, recorded July 30, 2004, of record in Instrument No. 20040730-0091608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 514 Bellmore Place, Nashville, TN 37209.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24TH day of December, 2010.

Katherine S. Lamaster now Mruczkowski

Katherine S. Lamaster now Mruczkowski

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine S. Lamaster now Mruczkowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in _____, California, this _____ day of December, 2010.

_____
Notary Public

My Commission expires

_____
(Affix Seal)

ACKNOWLEDGMENT

State of California
County of San Diego)

On 12/24/2010 before me, Leyla Badiozamani- Notary Public
(insert name and title of the officer)

personally appeared Kathrine S. Lamaster Mruczkowski,
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.

WITNESS my hand and official seal.

Signature Leyla Badiozamani (Seal)

LEYLA BADIOZAMANI
COMM. # 1811337
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. SEP. 24, 2012

to be attached to "Warranty Deed"