Davidson County	**DEEDWARR**
Recvd: 05/19/11 15:15	**2 pgs**
Fees:13.00 Taxes:732.60	
20110519-0038474	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00 Kristy Tate
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2011.
NOTARY PUBLIC: Tracey Perry
MY COMMISSION EXPIRES: 3-3-15 (AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert Wesley Hanlon 4273 Rachel Donelson Pass Hermitage, TN 37076	Nationstar Mortgage 350 Highland Dr. 2nd Floor Lewisville, TX 75067	Map & Parcel 075110A12000CO

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,

Yukiko Miller, unmarried by and through Michele Gobbell Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bert Wesley Hanlon and wife, Jodi L. Hanlon

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:

Being Lot No. 114, on the Plan of Phase Four-B, Heritage meadows of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yukiko Miller, unmarried by Deed from Frank Batson Homes, Inc. dated August 30, 2004 of record in Instrument Number 20040831-0105267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20031111-0164698, Register's Office for Davidson County, Tennessee.
2) Property is subject to Heritage Meadows on the Plan of Phase Four-B, a Planned Unit Development, Charter of record in Book 11114, Page 771, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10337, Page 102, Book 10337, Page 123, Register's Office for Davidson County, Tennessee.
3) Property is subject to Declaration of Annexation for Phase Four-B of record in Instrument No. 20040419-0044083, said Register's Office.
4) Property is subject to easement for Maintenance to Bellsouth Telecommunications in Book 10613, Page 652, said Register's Office.
5) Property is subject to Stormwater Detention Agreement in Instrument No. 20031106-0163196 for Heritage Meadows Phase 4, said Register's Office.
6) 2011 taxes and subsequent years.
7) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **4273 Rachel Donelson Pass, Hermitage, TN 37076**
(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 my hand(s) this 17 day of May, 2011.

Yukiko Miller by Michele Gobbell Attorney in Fact

Yukiko Miller by Michele Gobbell Attorney in Fact

True Copy Certification

I, Marie Kay Hains, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marie Kay Hains
Signature

State of TN
County of Wilson

Personally appeared before me, Chris Mote, a notary public for this county and state, Marie Kay Hains, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 3-20-13
Notary Seal (if not paper)

CHRIS MOTE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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 Michele Gobbell, Attorney-in-Fact for Yukiko Miller, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Yukiko Miller for the purposes therein contained.

WITNESS my hand and official seal this 17 day of May, 2011

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076