# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033049 DEEDWARR
Recvd: 06/03/11 08:41 2 pgs
Fees:13.00 Taxes:310.80
20110603-0042403

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $84,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2011.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 19, 2011

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jaime Sanchez | Mortgage Investors Group | 162-03-0-263.00 |
| 109 Catawba Court | 8320 E. Walker Springs Ln. | |
| Antioch, TN 37013 | Knoxville, TN 37923 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Hamilton, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jaime Sanchez and Leticia Sanchez, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 186 on the plan of Haywood Hills, Section 3, of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Mark Hamilton, married, by deed from Maya Yavonne McCracken and Russell Shawn McCracken, married, on September 29, 2010, of record in Instrument Number 20101001-0078685, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 164 and 165, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4691, page 670, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Catawba Court, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 27, 2011.

**Mark S. Hamilton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Hamilton, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY