WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037617 DEEDWARR
Recvd: 06/23/11 09:36 2 pgs
Fees:13.00 Taxes:703.00
20110623-0048149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2011

Notary Public

MY COMMISSION EXPIRES: May 14, 2015
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Faith Rainey	SIRVA Mortgage, Inc.	09401038600
(NAME)	(NAME)	
1512 Long Avenue	6200 Oak Tree Blvd., Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Tyler Hiatt**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Heather Faith Rainey**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 207 on the Plan of Edgefield Land Company's 1st Subdivision, of record in Plat Book 57 at page 130, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing L.P. by Substitute Trustee's Deed dated January 20, 2011 from Nationwide Trustee Services, Inc. of record in Instrument No. 20110126-0007120, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Tyler Hiatt by Special Warranty Deed dated March 19, 2011 and filed of record in Instrument Number 20110405-0026298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1512 Long Avenue, Nashville, TN 37206

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, has 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 our hands this **3rd** day of **June, 2011**

Tyler Hiatt

Tyler Hiatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tyler Hiatt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **June, 2011**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY