03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Rachelle Caudill
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 28th day of September, 2011.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1104-37055

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathryn A. Hansen	Nationstar Mortgage	57-00-0-099
5230 Old Hickory Blvd.	P.O. Box 7729	
Nashville TN 37218	Springfield, OH 45501-7729	

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, Geoffrey M. Jones and wife, Deborah A. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathryn A. Hansen and husband, Hugh J. Hansen, 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. 2 on the Final Plat of the Geoffrey Jones Property Subdivision, of record in Instrument No. 20110627-0048759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Geoffrey M. Jones and wife, Deborah A. Jones by deed from Robert T. Thompson and wife, Altie L. Thompson dated July 21, 1985, recorded July 25, 1985 in Book 7896, Page 285, corrected in Book 7954, Page 383, 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 5230 Old Hickory Blvd., Nashville, TN 37218

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.

BILL GARRETT, Davidson County
Trans:T20110062234 DEEDWARR
Recvd: 10/06/11 08:41 2 pgs
Fees:13.00 Taxes:1036.00
20111006-0077545

WITNESS my hand this 28th day of September, 2011.

Geoffrey M. Jones

Deborah A. Jones
By: Geoffrey M. Jones, Attorney in Fact
Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 28th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Geoffrey M. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Deborah A. Jones and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 28th day of September, 2011.

Notary Public

My Commission Expires: 2/11/2013

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013