WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF OCTOBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04230 QUAEDVLIEG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sjef Quaedvlieg	Mortgage LoanServ	131030C19900CO
4400 Belmont Park Terrace #199	Depart. 2520	
Nashville, TN 37215	P.O. Box 2153	
	Birmingham, AL 35287	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY HATFIELD, AND WIFE, DENISE HATFIELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SJEF QUAEDVLIEG, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4400 Belmont Park Terrace #199, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 19 day of October, 2011.

Larry Hatfield

Larry Hatfield

Denise Hatfield

Denise Hatfield

STATE OF Missouri
COUNTY OF Stone

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LARRY HATFIELD AND DENISE HATFIELD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Kimberling City, MO this 19 day of October, 2011.

Notary Public Kathleen E. O'Connell

My Commission Expires: 10/23/2014

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

KATHLEEN E. O'CONNELL
My Commission Expires
October 23, 2014
Stone County
Commission #10394470

BILL GARRETT, Davidson County
Trans: T20110069388 DEEDWARR
Recvd: 11/03/11 15:38 2 pgs
Fees: 13.00 Taxes: 1082.25
20111103-0085963

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows: Building Site No. 199 on the Plan of Arden Place, Section Seven, as of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said property.

Being the same property conveyed by Warranty Deed from Modesto M. Battan to Kenneth Gerard Battan as recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035302 and Warranty Deed from Kenneth Gerard Battan to Larry Hatfield and wife Denise Hatfield as recorded on the 14th day of June, 2010 in Instrument No. 20100614-0045997, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ARDEN PLACE, SECTION SEVEN, as recorded in Plat Book 4955, Page(s) 90, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, amended in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 394, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and Instrument No. 20070816-0098235 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Arden Place Homeowners Association recorded in Book 4749, Page 634.

f. Warranty Deed for Common Area recorded in Book 5163, Page 388.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.