WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073499 DEEDWARR
Recvd: 11/21/11 10:25 2 pgs
Fees:13.00 Taxes:381.10
20111121-0090864

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

11001469

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy C. Mosier	Nationstar Mortgage	
(NAME)	(NAME)	
300 Kent Road	109 Hazel Path, Suite 8	096 05 0 175.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Matthew Scott Nollner, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy C. Mosier,** _____ 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 all of Lot No. 35 on the plan of Donelson Heights of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Matthew Scott Nollner, unmarried by Warranty Deed dated May 31, 2005 from Joy C. Markham and Daniel Scott Markham, wife and husband, of record in Instrument Number 20050602-0062821, Register's Office for Davidson County, Tennessee.

Bill Core executes this Warranty Deed for and on behalf of Matthew Scott Nollner pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **300 Kent Road, Nashville, Tennessee 37214**

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 our hands this 10th day of November, 2011.

Matthew Scott Nollner. By: Bill Core Attorney in Fact

Matthew Scott Nollner By: Bill Core, Attorney in Fact

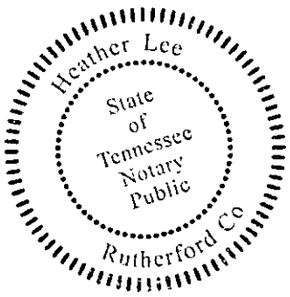
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill Core the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and further acknowledged that he is the "attorney in fact" of Matthew Scott Nollner and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at Smyrna, Tennessee this 10th day of November, 2011.

Commission expires: 8-20-13

Heather Lee
Notary Public



RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167