Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Shirley Hauschild 1518 Mohawk Trail Madison, TN 37115	Same as New Owner	Map:63-02 Parcel:23.00
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Residential Associates, LLC** ("Grantor"), a Tennessee limited liability company, has bargained and sold, and hereby transfers and conveys to **Shirley Hauschild** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Nawaka Hills, Powwow Addition, Section 4, of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Residential Associates, LLC, by deed from Charles R. Bullington, Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004, as recorded in Instrument No. 20120202-0009341, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 974, page 26, Register's Office for Davidson County, Tennessee; 2012 Davidson County Property Taxes, a lien not yet due and payable, as prorated on this date and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1518 Mohawk Trail, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20120029328 DEEDWARR
Recvd: 04/23/12 11:03 2 pgs
Fees:13.00 Taxes:236.43
20120423-0034373

EXECUTED this 20th day of April, 2012.

Residential Associates, LLC

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Member of Residential Associates, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2012.

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 20th day of April, 2012.

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

_____
NOTARY PUBLIC
My Commission Expires: