FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,955.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 15, 2013.** Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130022675 DEEDWARR
Recvd: 03/20/13 10:02 2 pgs
Fees: 13.00 Taxes: 780.53
20130320-0027536

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0193**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Korin Thomas Harrison	Homeward Residential Inc.	**081160C00800CO**
(NAME) **1006 Jackson St #108**	(NAME) 4 Technology Drive, Suite 200	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Westborough, MA 01581	
(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, **Eric J. Wallace, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Korlin Thomas Harrison, an unmarried individual,** 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:

Land in Davidson County, Tennessee, being Unit 108, Park Place Court, as described in the Declaration of Covenants, Conditions and Restriction of Park Place Court Subdivision recorded at Instrument No. 20070420-0047604, amended at Instrument No. 20070427-0050429 and being a part of Lot as shown on the Plat of Park Place Court of record in Instrument No. 20060419-0044909, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This conveyance is subject to any and all existing easements and restriction as shown of record including those of record in Instrument Nos. 20060419-0044909; 20070420-0047604; 20070427-0050429; 20070430-0051125; 20060308-0027165; 20070508-0055160; Book 21, Page 17 and Book 1755, Page 324, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric J. Wallace, an unmarried person by Special Warranty Deed from Federal Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of American, recorded on June 17, 2011 in Instrument No. 20110617-0046600: said property being previously conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Substitute Trustee for Danielle Peck, recorded March 21, 2011 in Instrument No. 20110321-0021685, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1006 Jackson St #108, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **March, 2013**.

Eric J. Wallace

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Eric J. Wallace**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **March, 2013**.

NOTARY PUBLIC

My Commission Expires: 6/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY