WARRANTY DEED

RR13-2120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-16
(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna L. Kreuze	Magna Bank	
2120 Lebanon Pike #65 (ADDRESS)	6525 Quail Hollow Road, Ste 300 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	095-05B-147.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MEREDITH A. HANSEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA L. KREUZE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 65, as depicted on Exhibit "A-2" of the Declaration of Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Meredith A. Hansel, unmarried by Deed from Lauren G. McCluskey now known as Lauren M. Orser and husband, Keith Orser and Henry K. McCluskey and wife, Emily G. McCluskey of record in Instrument No. 20090209-0011323, Register's Office for Davidson County, Tennessee, dated January 30, 2009 and recorded on February 9, 2009.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; Instrument No. 20040419-0043570; Instrument No. 20010806-0083542; Instrument No. 20020709-0082356; Instrument No. 20020709-0082358; Instrument No. 20020710-0083021; Book 1163, page 638; Book 1207, page 513; Instrument No. 20031007-0147962; Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2120 Lebanon Pike #65, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of March, 2013.

Meredith A. Hansel

BILL GARRETT, Davidson County
Trans: T20130026229 DEEDWARR
Recvd: 04/02/13 08:21 2 pgs
Fees: 13.00 Taxes: 425.13

20130402-0031954

STATE OF Tennessee
COUNTY OF Davidson

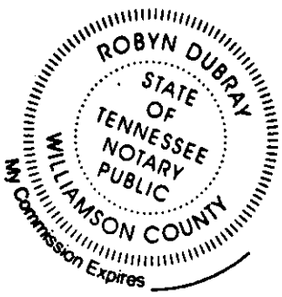
On this the 26th day of March, 2013, before me personally appeared Meredith A. Hansel, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of March, 2013.

Notary Public

My Commission Expires: 8/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959