WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Margaret A McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016 (AFFIX SEAL)

MELISSA HAZEKAMP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 9, 2016

1/9/2016

G-RA-13-413

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret A. McGee	**NOLA LENDING GROUP, LLC**	
(NAME)	(NAME)	
413 Hickory Glade Drive	**4000 S. SHERWOOD FOREST BLVD #202**	**162-1-A-13.00 CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**BATON ROUGE, LA 70816**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **KATHERINE GRANT, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARGARET A. MCGEE, A SINGLE 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 13, HICKORY GLADE, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 889, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE GRANT, A SINGLE WOMAN BY WARRANTY DEED FROM MICHAEL P. MULE, RECORDED ON THE 27TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080227-0019107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 888 AND 889; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6824, PAGE 929, RE-RECORDED IN BOOK 6898, PAGE 896, BOOK 6824, PAGE 952, BOOK 6898, PAGE 919, BOOK 6898, PAGE 920, BOOK 6957, PAGE 473, BOOK 7959, PAGE 869 AND INSTRUMENT NO. 20031223-0182416; BY-LAWS OF RECORD IN BOOK 6878, PAGE 390, AMENDED IN BOOK 10697, PAGE 182; CHARTER OF THE HOA OF RECORD IN BOOK 6845, PAGE 780; EASEMENT OF RECORD IN BOOK 7384, PAGE 941; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6796, PAGE 991; CONVEYANCE OF COMMON AREA OF RECORD IN BOOK 6898, PAGE 921, BOOK 6899, PAGE 562 AND BOOK 7260, PAGE 72 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130026479 DEEDWARR
Recvd: 04/02/13 11:05 2 pgs
Fees:13.00 Taxes:321.90
20130402-0032284

This is
( ) unimproved
(X) improved
property known as **413 Hickory Glade Drive Antioch, Tennessee 37013**
(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 28th day of March, 2013.

Katherine Grant

Katherine Grant

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212