BILL GARRETT, Davidson County
Trans:T20130026899 DEEDWARR
Recvd: 04/03/13 10:46 2 pgs
Fees:13.00 Taxes:546.18

20130403-0032808

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,615.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

File No.: AV-13-621

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Lynch and Cassidy Lynch	Nola Lending Group, LLC	082-07-0-237.00
(NAME) 621 North 2nd Street	(NAME) 1180 W. Causeway Approach	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Mandeville, Louisiana 70471	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JEREMY R. HATFIELD, UNMARRIED,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STEPHEN LYNCH AND WIFE, CASSIDY LYNCH,** 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: (also known as Stephen Asbury Lynch and wife, Cassidy Carson Lynch)

Beginning at the Southeast intersection of North 2nd Street and Grace Avenue, formerly Josephine Street, thence with the margin of North 2nd Street, Southerly 46 2/7 feet to a point; thence at right angles Easterly 150 feet to a point in the Westerly margin of an alley; thence with the Westerly margin of said alley Northerly 46 2/7 feet to the Southerly margin of Grace Avenue; thence with the margin of the same Westerly 150 feet to the point of beginning.

Being the same property conveyed to Jeremy R. Hatfield by Warranty Deed from Metropolitan Development and Housing Agency ("MDHA") and Gregory Pollard ("Pollard"), an individual, dated November2, 2007, of record in Instrument Number 20071115-0134265, in the Register's Office of Davidson County, Tennessee.

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 and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 621 North 2nd Street, Nashville, TN 37207
(House Number) (Street) (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 GRANTEES, 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 27th day of March, 2013.

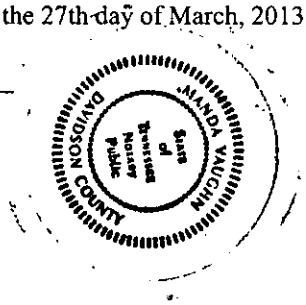
Jeremy R. Hatfield

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of March, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122