Davidson County DEEDWARR **Recvd: 08/13/13 08:46 3 pgs** **Fees:18.00 Taxes:788.10** **20130813-0084578**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00 Matthew E Wallace Affiant Subscribed and sworn to before me, this 6th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MIG13-1008

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
Matthew E. Wallace	Mortgage Investors Group	
1008 Wemberton Place	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	109-05A-003.00CO
(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 MARGARET HAWK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW E. WALLACE, UNMARRIED, 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 Lot No. 72 on the Plan of Phase 4, Lakeridge, of record in Plat Book 8250, Page 726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry J. Morrison and wife, Shann-A-Le Morrison by Warranty Deed from Alain Dery, a Seventy Percent (70%) undivided interest and Colette Marcil, a Thirty Percent (30%) undivided interest of record in Instrument No. 20050711-0079863, Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on July 11, 2005.

Being the same property conveyed to Margaret Hawk, unmarried by Warranty Deed from Larry J. Morrison and wife, Shann-A-Le Morrison of record in Instrument No. 20120208-0011306, Register's Office for Davidson County, Tennessee, dated January 26, 2012 and recorded on February 8, 2012.

Being the same property conveyed to Margaret Hawk, unmarried and Matthew E. Wallace, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Margaret Hawk, unmarried of record in Instrument No. 20130709-0070884, Register's Office for Davidson County, Tennessee, dated July 8, 2013 and recorded on July 9, 2013. Being the same property conveyed to Margaret Hawk, unmarried, by Quitclaim Deed from Margaret Hawk, unmarried and Matthew E. Wallace, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20130726-0077847, Davidson County Register of Deeds.

unimproved ( )
This is improved (X) property, known as 1008 Wemberton Place, Nashville, Tennessee 37214
(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 6th cay of August, 2013.

Margaret Hawk

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of August, 2013, before me personally appeared Margaret Hawk, 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 6th day of August, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/12/14

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067