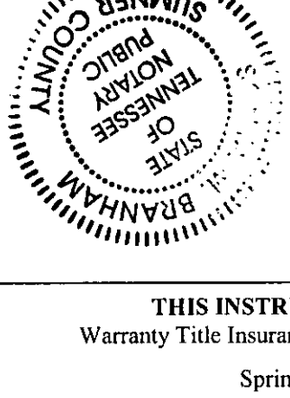
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Hamm	SAME	06513001300
(NAME)	(NAME)	
403 Condado Way		
(ADDRESS)	(ADDRESS)	
Escondido, CA 92025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140017

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, Greg Baker and Property Acquisitions, Inc.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark S. Hamm, married**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 4 on the Plan of Section 1, Sherwood Forest as shown on plat of record in Plat Book 4175, page 153, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 4 fronts 80.0 feet on the Westerly margin of Big Horn Drive and extends back 158.85 feet on the Northerly line and 152.72 feet on the Southerly line to a dead line in the rear measuring 89.57 feet thereon.

BEING all of the same property conveyed to Greg Baker and Property Acquisitions, Inc. by Cash Deed from Shaun Donovan, the Secretary of HUD, dated August 30, 2013 and filed of record in Instrument 20130903-0092311, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4812 Big Horn Drive, Old Hickory, TN 37138

(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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140007622 DEEDWARR
Recvd: 02/03/14 11:05 2 pgs
Fees:13.00 Taxes:479.15
20140203-0009298

Witness our hands this 30th day of January, 2014.

Property Acquisitions, Inc.

By: Gregory S. Baker, President

Greg Baker

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gregory S. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Property Acquisitions, Inc., the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and official seal this 30th day of January, 2014.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 30th day of January, 2014.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public