(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
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20160705-0068206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2016.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0364

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marcus E. Hazel	Reliance First Capital, LLC	014-00-0-204.00
7267 Bidwell Road	201 Old Country Rd, Suite 205	
Joelton, TN 37080	Melville, NY 11747	

WARRANTY DEED

For and in 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

Mark Hall and wife, Melissa Hall,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marcus E. Hazel and wife, Doris H. Hazel,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Situated and lying in the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P.O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. No. 1465, dated March 26, 1992 as follows, to wit:

Beginning at a point in the westerly margin of Bidwell Road, being the northeast corner of this tract and the southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O.D.C.T.; thence with the westerly margin of Bidwell Road South 02 degrees 20' 50" West 150.00 feet to a point; thence North 87 degrees 30' 00" West 789.86 feet to a point; thence North 02 degrees 20' 50" East 150.00 feet to a point; thence South 8 degrees 30' 00" East 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Mark Hall and wife, Melissa Hall, by Special Warranty Deed, from Wells Fargo Bank Minnesota NA as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as its attorney in fact, a corporation organized and existing under the laws of the United States, dated April 5, 2006, of record in Instrument No. 20060628-0077561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7267 Bidwell Road, Joelton, TN 37080.**

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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of June, 2016.

Mark Hall

Melissa Hall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark Hall and wife, Melissa Hall**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 24th day of June, 2016.

Notary Public
State of Tennessee at Large
My Commission Expires: 6/30/19

JULIA HOCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY