# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th Day of April, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

Record & Return To:

Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087
File No. 200150062

My Commission Expires SEP 1 6, 2001

**THIS INSTRUMENT WAS PREPARED BY**
David W. Klous, Attorney at Law, 321 West Main Street Lebanon, TN 37087

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | ~~SEND TAX BILLS TO:~~ | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer Brook Hardin and Kim Denise Blackburn-Hardin | Owner | Map 25 |
| (NAME) 410 Dry Creek Road | (NAME) 410 Dry Creek Road | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Goodlettsville, TN 37072 | Parcel 36 |
| (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, we, **Donna G. Duncan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Brook Hardin, unmarried and Kim Denise Blackburn-Hardin, unmarried, as joint tenants with rights of survivorship** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

JBH KDBH

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Connie L. Edwards, as shown on plat of record in Plat Book 6900, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna G. Duncan from Connie L. Edwards by Warranty Deed of record in Book 9092, page 892, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 6900, page 58, Register's Office of for Davidson County, Tennessee.

This is unimproved ( )
improved( x ) property, known as 410 Dry Creek Road Goodlettsville TN 37072
(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 24th Day of April, 2001.

Davidson County DEEDWARR
Recvd: 04/25/01 12:57 2pgs
Fees:11.00 Taxes:369.63
20010425-0041058

**Donna G. Duncan**

STATE OF TENNESSEE )
) ss:
COUNTY OF Davidson )

Before me, the undersigned Notary Public, personally appeared Donna G. Duncan, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th Day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENN

My Commission Expires SEPT. 8, 2001