WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/01 13:14 1pgs
Fees:13.00 Taxes:418.10

20010716-0075210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME, THIS THE~~ 3RD DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-25-2003
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Meroney	Kenneth Meroney	64-16C-[illegible]
(NAME)	(NAME)	
1010 Mystic Streams Drive	1010 Mystic Streams Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, William Shane Harden and wife, Kate Christine Harden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Meroney, 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Wembley Downs, Section Two, of record in Book 7900, Page 363, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kate Harden and husband, Shane Harden, by deed from Matthew C. Underhill and wife, Glenna C. Underhill, of record in Book 20000703, page 0065788, Register's Office for said County

This conveyance is subject to any and all existing restrictions, easements, and building setback lines of record.

This is unimproved ☐ improved ☒ property, known as 802 Bexhill Court North, Hermitage, TN 37076
(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, 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 3rd day of July, 2001.

William Shane Harden

Kate Christine Harden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7/3/2001, before me personally appeared William Shane Harden and wife, Kate Christine Harden to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2001.

Commission expires: 1-25-2003

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mark A. Ellmore Notary Public