580

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Patrick and Leigh Ann Hardie 913 Harpeth Valley Place Nashville, Tennessee 37221	New Owner 913 Harpeth Valley Place Nashville, Tennessee 37221	Map 159-03 Parcel 35
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand Dollars and No/100-----($162,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged; the undersigned, **HIGH RIDGE, L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **Patrick Hardie and wife, Leigh Ann Hardie** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being **Lot No. 11 on the Final Plat of High Ridge Subdivision, Phase Two,** of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to High Ridge, L.L.C. from R.E. Arnold et ux, of record in Book 9801, page 991, from Kevin C. Temple et ux, of record in Book 9801, page 995, and from Haywood P. Gwinner, of record in Book 9964, page 817, all of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20010129-0008513; to restrictive covenants of record in Book 11741, page 713; to terms and conditions of Articles of Organization of record in Book 9795, page 237; to terms and conditions of Charter for High Ridge Homeowner's Association of record as Instrument No. 199912299394886; to terms and conditions of Charter for Radnor Glen Homeowner's Association of record as Instrument No. 200001070002658; to a Storm Water Detention Agreement of record as Instrument No. 20010109-0002596, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property known as 1140 Radnor Glen Drive Brentwood, Tennessee 37027.

Davidson County DEEDWARR
Recvd: 01/23/04 15:59 3pgs
Fees:18.00 Taxes:599.40
20040123-0009452

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2004 Davidson County property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantees its proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 14 day of January, 2004.

HIGH RIDGE, L.L.C., a TN Limited Liability Company

By: _____

HOWARD J. WEINER, Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On the 14 day of January, 2004, before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared HOWARD J. WEINER, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of HIGH RIDGE, L.L.C., the within named bargainor, a Limited Liability Company, and that he, as such Manger, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by himself as such Manager.

WITNESS my hand and official seal on the day and date first written above.

David A Conrardy

NOTARY PUBLIC

My Commission Expires: 06-19-06

OFFICIAL SEAL
DAVID A. CONRARDY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-19-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 9-25-2004

