WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#22496

Davidson County DEEDWARR
Recvd: 04/16/04 11:24 2pgs
Fees:13.00 Taxes:2349.50

20040416-0043059

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Michael C. Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAMSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Malone	NEW OWNER	**Map 158-11**
(NAME) **1801 Stonehaven Court**	(NAME)	**Parcel 23**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Patrick Hardie and wife, Leigh Ann Hardie,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael C. Malone and wife, Christine W. Malone,** 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. 608 on the Plan of Hillsboro Park, Section 13 of record in Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Hardie and wife, Leigh Ann Hardie by deed from Thomas T. Pennington and wife, Kathryn H. Pennington of record in Book 10956, page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, pages 19 and 20, said Register's Office; (c) Restrictive covenants contained in Book 4242, page 811, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1801 Stonehaven Court, Nashville, TN 37215

(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 8th day of April, 2004.

Patrick Hardie

Leigh Ann Hardie

STATE OF

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Patrick Hardie and Leigh Ann Hardie the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of April, 2004.

Commission expires:



Robert L. Scruggs Notary Public