STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Deawna Shawn Heflin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/15/04 09:32 2pgs
Fees:13.00 Taxes:1147.00
20041015-0124177

MITCHELL A. WATTS NOTARY PUBLIC LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Deawna Shawn Heflin	AmSouth Bank	118-1
2702 9th Avenue, South	2050 Parkway Office Circle	GROUP
Nashville, Tennessee 37204	Birmingham, AL 35244	PARCEL 408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Three Hundred Ten Thousand Dollars and Zero Cents ($310,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bruce Hardin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Deawna Shawn Heflin, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, and described as follows:.

BEGINNING on the easterly margin of 9th Avenue, South, at the southeast corner of the property conveyed to George W. Forehand by deed from F.A. Shelby and wife, of record in Book 1389, page 351, said Register's Office; thence with said Forehand's southern boundary line eastwardly 72.0 feet, more or less, to a point in the westerly line of Lot No. 11 on said Plan; thence with the line between Lots Nos. 11 and 12 southwardly 50.3 feet; thence westwardly 79.6 feet to the easterly margin of 9th Avenue, South; thence with the same northwardly 64.3 feet to the beginning.

BEING the same property conveyed to Bruce Hardin by deed dated November 17, 2003, from Robert D. Eubank of record as Instrument No. 20031211-0177522 in the Register's Office for Davidson County, Tennessee.

Shannon Hardin, spouse of Bruce Hardin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2702 9th Avenue, South, Nashville, TN 37204

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 8th day of October, 2004.

Bruce Hardin

Shannon Hardin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bruce Hardin and Shannon Hardin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC Sumner County, Tennessee