File No. 40882

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 14:06 2pgs
Fees:13.00 Taxes:560.55
20041103-0132591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Thomas J Wissington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

J C Ross
Notary Public

MY COMMISSION EXPIRES: 7-28-08
(AFFIX SEAL)

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hardin	Same	053 13 0 078.00
(NAME)	(NAME)	
321 Chesterfield Circle		11D94297
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Steve Eidson and wife, Tamela J. Eidson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Hardin and wife, Diana Hardin, 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. 11 on the Plan of Phase I, Kimbolton, of record in Book 6900, Page 276, 277 and 278, as amended in Book 7577, Page 553, Register's Office for said County.

SAID Lot No. 11 fronts 92.42 feet on the easterly margin of Chesterfield Circle and extends back 160.36 feet on the northerly line and 147.61 feet on the southerly line to a dean line in the rear, measuring 120.00 feet thereon.

Being the same property conveyed to Steve Eidson, unmarried by deed from Phillips Builders, Inc., dated June 28, 1990, of record in Book 8145, page 351, Register's Office, Davidson County, Tennessee.

Tamela J. Eidson herein joins to convey any and all right and interest she may have; especially her marital rights.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, Page 969, Book, 7470, Page 126 and Book 7799, Page 50, said Register's Office.

Charter of Kimbolton of record in Book 7483, Page 982 and rerecorded in Book 7507, Page 67, said Register's Office.

By-Laws of record in Instrument # 20030226-0025658, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 321 Chesterfield Circle, Madison, TN 37115
(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 my hand this 29th day of October, 2004.

Steve Eidson

Tamela J. Eidson

Tamela J. Eidson

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STATE OF TENNESSEE

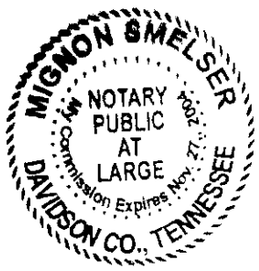
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Eidson and wife, Tamela J. Eidson, the bargainor(s), 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 this 29th day of October, 2004.

Commission expires:

11-27-04



Notary Public