STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT 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
Joseph B. Hardesty	SAME	083-06-0
1611 Franklin Avenue		GROUP
Nashville, Tennessee 37206		PARCEL 051.00

Davidson County DEEDWARR
Recvd: 06/16/05 13:00 2 pgs
Fees:13.00 Taxes:635.59

20050616-0069088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy One Thousand Seven Hundred Eighty Dollars and Zero Cents ($171,780.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Daniel R. Mason, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph B. Hardesty and Joseph R. Hardesty, both unmarried, as Joint Tenants with Right of Survivorship, 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.

BEING Lot No. 10 of Block "C" on the Plan of the Subdivision of Lots 8, 9, 10 and Part of Lot 7, Block "A", Lots 13 and 14, Block "B" and all of the Block C" of the Weakley Place as of record in Plat Book 547, page 12, 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 Daniel R. Mason, unmarried, by deed dated July 27, 2001, from Timothy J. Smith and wife, Sharon J. Smith, of record as Instrument No. 20010802-0082441 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1611 Franklin Avenue, Nashville, TN 37206

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 I do covenant with the said Grantees 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 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 9th day of June, 2005.

Daniel R. Mason

By: Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Daniel R. Mason, and acknowledged that he executed the same as the free act and deed of the said Daniel R. Mason.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2005.

Commission expires: 03.22.2008

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE