File No. 20050089

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires NOV. 29, 2008

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Harding	FMF Capital LLC	42-7A-149
(NAME)	(NAME)	
1312 Pilgrim Drive	25 Century Boulevard, Suite 606	
(ADDRESS)	(ADDRESS)	
Madison, TN 37075	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/09/05 15:55 2 pgs
Fees:13.00 Taxes:329.30

20050809-0094451

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, Mary Kimberly Harrison, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara Harding and Thomas Roberts, as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 421, on the Plan of Heritage Square, Phase Four, as shown by plat appearing of record in Plat Book 6250, page 178, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Mary Kimberly Harrison, unmarried by deed from Brenda A. Glenn, unmarried, dated March 4, 2004, of record in Instrument No. 200403110028047, Register's Office, Sumner County, Tennessee.

Subject to the plan of record in Book 6250, page 178, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6407, page 59, Book 5588, page 807, Book 5722, page 248, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1312 Pilgrim Drive, Madison, TN 37075

(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 8th day of July, 2005.

Mary Kimberly Harrison

KH Mary Kimberly Harrison

File No. 20050089
STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Kimberly Harrison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 9, 2005.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

