WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 9/30/06
(AFFIX SEAL)

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires ~~SEPT. 30, 2006~~

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLOS THOMAS	Same as new owner	**136-15-A-80C0**
(NAME)	(NAME)	
3405 ANDERSON ROAD		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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, **JACK D. HARDIN, SR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS THOMAS** ~~and KATHY THOMAS and BARRY THOMAS~~, 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 Unit No. 80, on the Plan of First Revision to Phase 2, Final Plat of Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JACK D. HARDIN, SR., UNMARRIED, by deed from Pulte Homes, Limited Partnership of record in Instrument No. 200007240-072982, Register's Office For Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3405 ANDERSON ROAD, ANTIOCH, TN 37013**

(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 **5th day of August, 2005.**

Jack D Hardin, Sr.
JACK D. HARDIN, SR.

Davidson County DEEDWARR
Recvd: 08/17/05 14:19 1 pgs
Fees:13.00 Taxes:473.60

20050817-0097770

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JACK D. HARDIN, SR., UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **5th day of August, 2005.**

Commission expires: **MAY 23, 2009**

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

L. DYKE TATUM Notary Public