WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/05 10:39 2 pgs
Fees:13.00 Taxes:884.30

20050921-0113419

Box 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2005.

STATE OF TENNESSEE NOTARY PUBLIC
GEORGE W. CRAWFORD, JR.
DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 200, Nashville, TN 37215

My Commission Expires JULY 21, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia H. Dolloff	Franklin American Mortgage Co.	Map 103-06
(NAME)	(NAME)	
420 Alden	501 Corporate Centre Blvd	Parcel 249
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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, **RICHARD NAT HARDEN AND WIFE, ALLISON PAIGE HARDEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA H. DOLLOFF**, 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. 4 on the Plan of Resubdivision Reserved Parcel "A" Brookside Courts Addition No. 2 of record in Plat Book 5210, page 190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description thereof.

Being the same property conveyed to Richard Nat Harden and wife, Allison Paige Harden, by deed from Charles Chase Ezell and wife, Melanie Pennington Ezell, of record in Instrument #20010420-0039337, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5210, page 190, said Register's Office; and (c) easement of record in Book 5525, page 771, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 420 Alden, Nashville, TN 37209

(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 our hands this 20th day of September, 2005.

Richard Nat Harden

Allison Paige Harden

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 Richard Nat Harden and Allison Paige Harden, the bargainor, 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 20th day of September, 2005.

Commission expires:

Notary Public

