Davidson County DEEDWARR
Recvd: 10/26/05 10:16 2 pgs
Fees:13.00 Taxes:947.20

20051026-0129142

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Joseph R. Hardesty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 03-22-08.
(AFFIX SEAL)

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: (T.R.)	MAP
Amy Eller	Countrywide Mortgage Ventures, LLC d.b.a Commerce Union Mortgage	083-06-0
1611 Franklin Avenue	105 Westpark DR. Ste. 195	GROUP
Nashville, Tennessee 37206	Brentwood, TN 37027	PARCEL 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Two Hundred Fifty Six Thousand Dollars and Zero Cents ($256,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph R. Hardesty, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Amy Beth Eller, unmarried, and Margie B. Graf, unmarried & My, 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 & 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 Joseph B. Hardesty and Joseph R. Hardesty, both unmarried, as Joint Tenants with Right of Survivorship, by deed dated June 9, 2005, from Daniel R. Mason, a single person, of record as Instrument No. 20050616-0069088 in the Register's Office for Davidson County, Tennessee; the said Joseph B. Hardesty having since conveyed his interest in subject property to Joseph R. Hardesty, unmarried, by Quitclaim Deed dated August 12, 2005, of record as Instrument No. 20050818-0098675 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1611 Franklin Avenue, Nashville, Tennessee 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 24th day of October, 2005.

Joseph R. Hardesty

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 Joseph R. Hardesty, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2005.

Notary Public

My commission expires: 03-22-2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE