(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9.22.07

(AFFIX SEAL)

JULIA A. HIBBETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/07/05 11:57 2 pgs
Fees:13.00 Taxes:573.50

20051107-0134581

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Schultz	Countrywide Home Loans	Map 90-15
(NAME)	(NAME)	
467 Annex Avenue	P. O. Box 961206, FTWX-22	Parcels 55 & 56
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ft. Worth, TX 76161	
(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, **WILLIAM T. HARDY AND SHERRY A. HARDY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL F. SCHULTZ AND MELISSA N. VANGYIJA, BOTH UNMARRIED, TENANTS IN COMMON WITH EXPRESSED RIGHTS 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:

Land in Davidson County, Tennessee, being part of Lot No. 282 and all of Lot No. 284 on the Plan of Charlotte Park, Section Eleven, of record in Plat Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 282 fronts 51 feet on the northwesterly margin of Annex Avenue and extends back between parallel lines, 150 feet to a line in the rear, measuring 73 feet thereon.

Said Lot No. 284 fronts 73 feet on the westerly margin of Annex Avenue and extends back between parallel lines 150 feet to a line in the rear, measuring 73 feet thereof.

Being the same property conveyed to William T. Hardy and Sherry A. Hardy, husband and wife, and Jennie R. Barnes, an unmarried person, as Joint Tenants With the Right of Survivorship, of record in Instrument #20001129-0117087, said Register's Office. Jennie R. Barnes has since died vesting title solely in William T. Hardy and Sherry A. Hardy. Jennie R. Barnes's Will was probated in the 7th Circuit Court of Davidson County, Probate Division, under Docket No. 04P-1583.

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 2900, pages 79-80, said Register's Office; (c) restrictive covenants of record in Book 3033, page 638, said Register's Office and (d) Easement and agreement of record in Book 787, page 58 and Book 2593, page 566, said Register's Office.

unimproved ☒

This is improved ☐ property known as 467 Annex Avenue, 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 4th day of November, 2005.

William T. Hardy

Sherry A. Hardy

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 William T. Hardy and Sherry A. Hardy, 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 4th day of November, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07