PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/10/05 14:49 3 pgs
Fees:18.00 Taxes:454.36

20051110-0136551

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of November, 2005, by and between RICHARD N. KOGER, JR., a married man, hereinafter called Grantors, and JARED T. HARDY and ELIZABETH S. HARDY, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RICHARD N. KOGER, JR., a married man, as Grantors, do hereby bargain, sell, transfer and convey unto JARED T. HARDY and ELIZABETH S. HARDY, HUSBAND AND WIFE, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4709 ASHLEY WAY, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

STACI KOGER, wife of RICHARD N. KOGER, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

RICHARD N. KOGER, JR.
Signature of Seller

STACI KOGER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICHARD N. KOGER, JR. and STACI KOGER, HUSBAND AND WIFE, the within named bargainors, 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, at Madison **, TENNESSEE, this** 7 **day of November, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JARED T. HARDY and ELIZABETH S. HARDY, HUSBAND AND WIFE
4709 ASHLEY WAY
HERMITAGE, TN 37076

Property Address:

4709 ASHLEY WAY, HERMITAGE, TN 37076
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 76-5, PARCEL 154

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **122800** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7 day of **November, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7726

EXHIBIT 'A'

Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Ashley Place, of record in Plat Book 7900, Page 123 and amended by Certification of Correction of record in Book 8307, Page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to RICHARD N. KOGER, JR. ~~and STACI KOGER~~, by Warranty Deed Mark K. Stavely, unmarried, of record in Instrument Number 20031001-0145108, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 76-5, PARCEL 154).
2. All matters as set forth on the Plan of Ashley Place, of record in Plat Book 7900, page 123, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the northerly line; and 2.5-foot x 25' utility anchor easements at both front corners of lot and Amendment to plat changing the name of street in the subdivision of record in Book 8307, Page 239, said Register's Office.

3. Sewer Easement of record in Book 7824, page 405, Register's Office for DAVIDSON County, Tennessee.