# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/05 09:44 2 pgs
Fees:13.00 Taxes:682.65

20051128-0142475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-08

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330 Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vincent Giannattsio | Churchill Mortgage Corp. | 142-10-110 |
| (NAME) | (NAME) | |
| 7209 Green Meadows Lane | 761 Old Hickory Blvd. Ste 401 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | Brentwood TN 37027 | |
| (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,

Robert A. Hardin and William Edward Hardin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vincent Giannattsio and wife, Maria Giannattsio, 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(s) 37, as shown on the map entitled Green Meadows, Section 2, of record in Plat Book 5210, page(s) 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Hardin, married and Jennifer Sue Hardin, married, by deed from Jeffrey S. Carmon and wife, Zetta K. Carmon, of record in Book 10703, page 140, dated November 26, 1997, said Register's Office. Jennifer Sue Hardin subsequently conveyed her interest in said property to William Edward Hardin, by deed of record as Instrument No. 20000627-0063916, dated June 7, 2000, said Register's Office.

Lisa M. Hardin, spouse of William Edward Hardin, joins in the execution of this instrument to convey any marital interest in subject property.

unimproved ☐

This is improved ☒ property, known as 7209 Green Meadows Lane, Nashville, TN 37221

(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 22nd day of November, 2005.

William Edward Hardin

Lisa M. Hardin

Robert A. Hardin

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Hardin, the within named 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 Goffice, this 22nd day of March, 2006

Notary Public

My Commission Expires: 3/25/06

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Edward Hardin and wife, Lisa M. Hardin, 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 and official seal at Goffice, this 22nd day of March, 2006.

Notary Public

My Commission Expires: 3/25/06