STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/02/05 15:38 2 pgs
Fees:13.00 Taxes:1776.00
20051202-0145401

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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:	PART OF MAP
Karl Dennis	Capital Bank & Trust Company	117-03-0
2102 A Sharondale Drive	1808 West End Avenue Suite 600	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37203	PARCEL 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Four Hundred Eighty Thousand Dollars and Zero Cents ($480,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bruce Hardin and wife, Shannon Hardin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karl Dennis and Nancy Joblin, husband and wife, 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 Unit No. 2102 A as shown as Exhibit "B' in the Declaration and Master Deed for The Gracie Park Townhomes of record as Instrument No. 20051109-0135780 in the Register's Office for Davidson County, Tennessee, and formerly known as Lot No. 13 on the Plan of Sharon Hill Circle of record in Plat Book 1424, page 115, in said Register's Office.

BEING part of the same property conveyed to Bruce Hardin and wife, Shannon Hardin, by deed dated August 31, 2004, from Shawn C. Rohan, unmarried, of record as Instrument No. 20040902-0106471 in the Register's Office for Davidson County, Tennessee.

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 2102A Sharondale Drive, Nashville, Tennessee 37215

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 30th day of November, 2005.

Bruce Hardin

Shannon Hardin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bruce Hardin and Shannon Hardin, the 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 Nashville, Tennessee, this 30th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY