WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 10:14 2 pgs
Fees:13.00 Taxes:551.30

20060202-0012849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TRUSTABAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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
David R. Harder	Same as new Owner	
(NAME)	(NAME)	
3783 Knight Drive		49-234
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **DANNY R. BOYLES AND WIFE, ROBIN E. BOYLES**, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DAVID R. HARDER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by James E. McAlear, Jr., dated December 2, 1985, as follows:

Beginning at an iron pin in the easterly margin of Knight Road said point being approximately 6400 feet, more or less, from Whites Creek Pike, thence North 82 degrees 00' 27" West 789.39 feet to an iron pin set; thence North 52 degrees 09' 32" East 631.33 feet to an iron pin in the easterly margin of Knight Road; thence running along Knight Road South 27 degrees 10' 27" East a distance of 394.79 feet to the point of beginning, and containing 4.22 acres, more or less.

Being the same property conveyed to Danny R. Boyles and wife, Robin E. Boyles by deed from Rick Lester Knapp and wife, Robin Ann Knapp, of record in Book 8043, page 157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2006 real property taxes which have been prorated and assumed by the grantee.

unimproved ☐

This is improved ☒ property, known as 3783 Knight Drive, Whites Creek, TN 37189

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 31st day of January, 2006.

Danny R. Boyles

Robin E. Boyles

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 Danny R. Boyles and Robin E. Boyles, 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 31st day of January, 2006.

Commission expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan Notary Public