Davidson County DEEDWARR
Recvd: 03/06/06 09:16 2 pgs
Fees:13.00 Taxes:847.30

20060306-0025381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Harold Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2006.

Regina E Johnson
Notary Public

MY COMMISSION EXPIRES: May 24th 2008

(AFFIX SEAL)

REGINA E. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Cunningham and Wilma Cunningham	**Harold Cunningham and Wilma Cunningham**	156-10-0-008.00
(NAME) 512 Trace Creek Drive	(NAME) 512 Trace Creek Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **Patrick Jerome Hardesty and wife Melissa F. Hardesty,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold Cunningham and wife Wilma Cunningham,** 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:
512 Trace Creek Drive, Nashville, TN 37221

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 13 on the plan of Harpeth River Estates, Section1, of record in Book 4460, Page 188, Register's Office for Davidson County, Tennessee.

Said Lot No. 13, which is a corner lot, fronts 115.39 feet on the southerly margin of Trace Creek Court and fronts 182.75 feet on the easterly margin of Trace Creek Drive, said frontages being joined by a curve having a length of 37.63 feet, and extends back 302.35 feet on the easterly line and 260.00 feet on the southerly line to a point of intersection.

Being the same property conveyed to Patrick Jerome Hardesty and wife, Melissa F. Hardesty, by Warranty Deed from Francis A. Banks and wife, Nancy E. Banks, dated April 29, 1987 and filed for record on April 30, 1987 (Davidson) and May 8, 1987 (Williamson) in Book 7219, Page 917 (Davidson), Book 666, Page 221 (Williamson) County, Tennessee Register's Office.

Unimproved ☐

This is improved ☒ property, known as 512 Trace Creek Drive, 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 our hands this 1st day of March, 2006

Patrick Jerome Hardesty

Patrick Jerome Hardesty

Melissa F. Hardesty

Melissa F. Hardesty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a **Patrick Jerome Hardesty and wife Melissa F. Hardesty**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2006.

Commission expires: May 24th 2008

Regina E. Johnson

Notary Public

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.