RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

# WARRANTY DEED

AT-20060062

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of April, 2006.

(Affix Seal)

Notary Public

My Commission Expires: ~~6-26-07~~ 11/22/08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**330 MALLORY STATION RD, A-1**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| T. Nicole Hardin | New owner | 050-15-0 163.00 |
| 3189 Robwood Drive | | |
| Nashville, TN 37207 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lee Ann Horne, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto T. Nicole Hardin, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 459 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee Ann Horne from Floyd S. Horne by Quitclaim Deed dated January 5, 1988 and recorded January 14, 1988 in Book 7449, page 277, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 3189 Robwood Drive, Nashville, TN 37207.

**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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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/our hand(s) this 7th day of April, 2006

Lee Ann Horne

Lee Ann Horne

Davidson County DEEDWARR
Recvd: 04/13/06 08:27 1 pgs
Fees:13.00 Taxes:410.70
20060413-0042315

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Lee Ann Horne , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 7th day of April, 2006.

April G Nichols

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY