WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Ene Weismantle	LOAN CITY	
(NAME)	(NAME)	
5012 Manuel Drive	5671 SANTA TERESA BLVD. STE 100	146-12-86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAN JOSE CA 95123	
(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, I, **MICHAEL J. HARDY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENE WEISMANTLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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 No. 28 on the Plan of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 85 feet on the easterly side of Manuel Drive and runs back on the southerly lot line 206.4 feet and on the northerly lot line 205.1 feet to a line in the rear which measures 85 feet thereon.

Being the same property conveyed to Michael J. Hardy and wife, Cynthia J. Hardy by deed from Jean R. Lechleiter, Trustee and Susan Doyle Leap, Trustee, under will of James M. Rountree, deceased, of record in Book 8110, page 935, Register's Office for Davidson County, Tennessee. The said Cynthia J. Hardy having since died.

unimproved ☐

This is improved ☒ property, known as 5012 Manuel Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 06/28/06 09:20 2 pgs
Fees:13.00 Taxes:821.40
20060628-0077073

Witness my hand this 16th day of June, 2006.

Michael J. Hardy

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 Michael J. Hardy, the 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 Nashville, Tennessee this 16th day of June, 2006.

Commission expires:



Notary Public