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Realty Title
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Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd. Ste 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/29/06 10:23 2 pgs
Fees:13.00 Taxes:1091.50
20060629-0077886

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2006.

Notary Public

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

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: George Dix	SEND TAX BILLS TO: 1st Trust Bank for Savings	MAP 091-14-0 B
226 Orlando Avenue	P.O. Box 17257	GROUP
Nashville, Tennessee 37209	Memphis, Tennessee 38187-0257	PARCEL 014.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Ninety Five Thousand Dollars and Zero Cents ($295,000.00), 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 C. Hardin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George Dix and wife, Emily Dix, 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 Lot No. 14 on the Final Subdivision Plat, First Revision, Patina, a Traditional Neighborhood Development, of record as Instrument No. 20040707-0080650 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Bruce Hardin and wife, Shannon C. Hardin by Quitclaim Deed dated April 8, 2005, from Shamrock Holdings, Inc., a Tennessee corporation, of record as Instrument No. 20050412-0040168 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 matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ *property known as* **226 Orlando Avenue, Nashville, Tennessee 37209**

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 May, 2006.

Bruce Hardin

Shannon C. 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 C. 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 May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY