File No. 20060309

WARRANTY DEED

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Donna Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2006.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Fleming	Countrywide Home Loans, Inc.	52-1C-27 CO
(NAME)	(NAME)	
505 Robbie Ann Court	801 Crescent Centre Drive,	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(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 W. Hardy and wife, Andrea R. Hardy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Fleming, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan on Neely's Chase of record in Book 6900, page 953, as revised in Book 7900, page 196, further revised in Book 8762, page 375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny W. Hardy and wife, Andrea R. Hardy by deed from Neely's Chase Partners, dated August 31, 1993, of record in Book 9123, page 716 and rerecorded in Instrument No. 200304030044254, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7910, page 836, Book 8123, page 994 said Register's Office.

Subject to Articles of Incorporation of record in Book 7910, page 829, said Register's Office.

Subject to Deed for Open Space of record in Book 8123, page 997, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 505 Robbie Ann Court, Madison, TN 37115
(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 27th day of July, 2006.

Davidson County DEEDWARR
Recvd: 07/31/06 10:36 2 pgs
Fees:13.00 Taxes:417.73
20060731-0092118

Danny W. Hardy
Danny W. Hardy

Andrea R. Hardy
Andrea R. Hardy

File No. 20060309

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Hardy and wife, Andrea R. Hardy, the bargainor(s), 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 on July 27, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

