Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

606020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of August, 2006

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/09/06 11:17 2 pgs
Fees:13.00 Taxes:144.30

20060809-0097931

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice Cartwright and Humberto Nunez	New owner	Map 81-07 Parcel 397
(NAME) 1813 Cephas Street	(NAME)	
(ADDRESS) Nashville, TN, 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Michael A. Hardy and wife Carolyn Hardy,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernice Cartwright, married and Humberto Nunez, married,** HEREINAFTER CALLED THE GRANTEE(S), 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. 47 on the Plan of Cephas Woodard's Subdivision of record in Book 161, page 174, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Hardy by Order of the Chancery Court for Davidson County, Tennessee, of record in Book 10931, page 723, said Register's Office, and by deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court for Davidson County, Tennessee of record in Book 10931, page 726, Register's Office for Davidson County, Tennessee.

Subject to the Plan of record in Book 161, page 174, Register's Office for Davidson County, Tennessee

Subject to the Restrictive Covenant of record in Book 10973, page 164, Register's Office for Davidson County, Tennessee

Subject to any and all easements and restrictions of record, Register's Office for Davidson County, Tennessee

Subject to any and all zoning regulations, building restrictions and setback lines if any and all easements for public utilities

The 2006 County Taxes have been prorated and assumed by the Grantee

This is the improved property known as 1813 Cephas Street, Nashville, TN 37208

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 my/our hand(s) this the fourth day of August, 2006.

Michael A. Hardy

Carolyn 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 A. Hardy and Carolyn Hardy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this the 4th **day of August, 2006.**

My Commission Expires: **My Commission Exp. Jan. 26. 2008**

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203