Davidson County DEEDWARR
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Fees:18.00 Taxes:771.45

20061221-0157050

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#465

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kenneth D. Hardy & Elizabeth M. Bumpas	(NEW OWNERS)	Map 041010-A
5013 Cobblestone Creek Drive		Parcel 00300CO
Whites Creek, TN 37189		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Andrea D. Stratton, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kenneth D. Hardy and Elizabeth M. Bumpas, as joint tenants with right of survivorship and not as tenants in common** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Cobblestone Creek Phase One of record as Instrument Number 20040804-0093431, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea D. Stratton, unmarried, by warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument Number 20041208-0146305, said Register's Office.

This is the same description as used in the last deed of record.

This is improved property commonly known as **5013 Cobblestone Creek Drive, Whites Creek, TN 37189.**

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instrument No. 20041208-0146322, said Register's Office.**
3. **(a) Right-of-Way easement of record in Book 2493, page 137; (b) Subject to the flow of the waters of any rivers, creeks, or streams across said promises; (c) Rights of the Public in and to any navigable waterways within the bounds of said premises; (d)The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams;(e) Riparian rights incident to premises; (f) Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (g) Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8,2003 by J. Bruce Rainey, R.I.S. No. 823, Job No. 02-162; (h) Rights of the public in and to a cemetery located on subject property, with rights of ingress and egress thereto;(i) Storm water Detention Agreement of record as Instrument No. 20040304-0024829; (j) All existing and recorded easements, right of way and restrictions, all zoning regulation, building restrictions and setback lines, if any, and easements or right of ways for public utilities; (k) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.**
4. **All matters appearing of record in Plat Instrument Nos 20040804-0093431 & 20041022-0127319, said Register's Office.**

[STATE OF TENNESSEE]
[COUNTY OF Williamson **]**

The actual consideration or value, whichever is greater for this transfer is $208,500.00.

Kenneth A. Hardy
Affiant

Subscribed and sworn to before me this
11th day of December, 2006

J. Painter-Rose
Notary public:

My Commission Expires: 03/31/07

PAINTER-ROSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
JUDY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of **December, 2006.**

Andrea D. Stratton

Andrea D. Stratton

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrea D. Stratton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of **December, 2006.**

Judy Painter-Rose

Notary Public

My Commission Expires: 03/31/07

