Davidson County DEEDWARR
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Fees:13.00 Taxes:963.52

20070402-0038911

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Robertson
The actual consideration or value, whichever is greater, for this transfer is ~~$260,411.00~~

Affiant

Subscribed and sworn to before me, this 28th day of March, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 9/22/07

06-0703-72656

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin P. Hardesty 6313 Spera Pointe Crossing Hermitage TN 37076	Sunttrust Mortgage 2014th Ave. N 7th Fl. Nashville, TN 37219	98-05-0-B-015

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rodger W. Garrison and wife, Darla D. Garrison, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin P. Hardesty, an unmarried man, and Kasey L. Halvorson, an unmarried woman, as tenants by the entirety, with right of survivorship, hereinafter called the Grantees, their successors 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. 15, on the Plan of First Revision, Baypointe Subdivision, Phase 1, of record in Instrument No. 20000621-0061773, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Jo Fisher, unmarried and Pam R. Smith, unmarried by deed from Robert S. Richmond, dated April 18, 2002, of record in Instrument No. 20020517-0060770, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Laura Jo Fisher, unmarried and Pam R. Smith, unmarried by Quitclaim Deed from Laura Jo Fisher, unmarried and Pam R. Smith, unmarried, dated May 22, 2003, recorded July 23, 2003, of record in Instrument No. 20030723-0103258, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Laura Jo Fisher by Quitclaim Deed from Laura Jo Fisher, unmarried and Pam R. Smith, unmarried, dated May 18, 2004, recorded May 20, 2004, of record in Instrument No. 20040520-0059236, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rodger W. Garrison and wife, Darla D. Garrison by deed from Laura Jo Fisher, unmarried, dated January 7, 2005, recorded January 14, 2005, of record in Instrument No. 20050114-0005155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6313 Spera Pointe Crossing, Hermitage, TN 37076

W7

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of March, 2007.

Rodger W. Garrison

Darla D. Garrison

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodger W. Garrison and Darla D. Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of March, 2007.

My Commission expires 01-15-08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008