THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 04/04/07 14:06 2 pg
Fees:13.00 Taxes:1100.75
20070404-0040483

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
Mr. & Mrs. Matthew E. Hardin 1735 Windemere Drive Nashville, TN 37214	Same	Map 84-7 Group Parcel 39

FOR AND IN 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, **Daniel S. Gant and Betty H. Gant, Trustees of The Gant Family Trust, dated August 2, 2005, Daniel S. Gant and Betty H. Gant, Trustors and/or Trustees**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew E. Hardin and wife, Lindsay H. Hardin**, hereinafter called the Grantees, its 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. 101 on the Plan of Sunny Acres, Section 3, as of record in Book 2663, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to The Gant Family Trust, dated August 2, 2005, Daniel S. Gant and Betty H. Gant, Trustors and/or Trustees, by quitclaim deed from Daniel S. Gant and Betty H. Gant, dated November 21, 2005, and recorded at Instrument No. 20051122-0141206, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 2735 Windemere Drive, Nashville, TN 37214

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 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 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 2nd day of April, 2007.

Daniel S. Gant, Trustee

Betty H. Gant, Trustee

Daniel S. Gant, Trustee

Betty H. Gant, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 2nd day of April, 2007, before me personally appeared Daniel S. Gant, Trustee, and Betty H. Gant, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $297,500.00

Affiant

Subscribed and sworn to before me this 2nd day of April, 2007.

Notary Public

My Commission Expires

****

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010