File No. 70327

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 15:32 2 pgs
Fees:13.00 Taxes:647.13
20070530-0064287

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/24/10

(AFFIX SEAL)

MAYRA MERCADO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria M. Aleman	Fifth Third Mortgage Company	176 05 0B 095.00
(NAME)	(NAME)	
6129 Firelight Trail	10710 Sikes Place, Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28277	
(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, Michael B. Hardison and Stacey M. Hardison, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria M. Aleman, unmarried, and Yuleiny Contreras Montelier, unmarried, as tenants in common with right of survivorship 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, State of Tennessee, more particularly described as follows:

BEING Lot Number 190 on the Plan of Hickory Woods Estates, Section "C", of record in Plat Book 6900 at pages 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Hardison and Stacey M. Hardison, husband and wife by deed from Thomas Randall Burroughs and Jamie O'Shea Burroughs, husband and wife, dated January 28, 2002 and recorded on January 30, 2002 in Instrument No. 20020130-0013298, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7857, page 94, re-recorded in Book 7876, page 75, Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710, said Register's Office.

Charter of Hickory Woods Estates Homeowners Association of record in Book 7857, page 87 and Book 9680, page 319, said Register's Office.

Deed of open space of record in Book 9786, page 923, said Register's Office.

Stacey M. Hardison executed this instrument on behalf of Michael B. Hardison pursuant to a Power of Attorney of record in Instrument No _____, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6129 Firelight Trail, Antioch, TN 37013

(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.

File No. 70327

Witness our hands this 25th day of May, 2007.

Michael B. Hardison

Michael B. Hardison

By: Stacey M. Hardison AIF

Stacey M. Hardison his Attorney-in-fact

Stacey M. Hardison

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 Stacey M. Hardison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2007.

Commission expires: 11-22-08



Notary Public

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 Stacey M. Hardison with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Michael B. Hardison as his Attorney in Fact as the free act and deed of the within named Michael B. Hardison.

Witness my hand and official seal this 25th day of May, 2007.

Commission expires: 11-22-08



Notary Public