WARRANTY DEED

File Number: 70192

Davidson County DEEDWARR
Recvd: 06/07/07 09:19 2 pgs
Fees:13.00 Taxes:721.13
20070607-0068197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF MAY 2007.

Notary Public

MY COMMISSION EXPIRES: November 2, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan B. Hardin	Same	033-03-0-B-21
(NAME)	(NAME)	
128 Trellis Way		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Lizzie B Honeysucker, single HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan B. Hardin, and wife Sharon D. Hardin, 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, Tennessee, being Lot No. 64 on the Final Plat of dry Creek Farms, Section 2, of record in Instrument No.20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lizzie B Honeysucker, single by Warranty Deed from Beazer Homes Corp., of record in Instrument No. 200410130123614, of said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restriction, easements and planning documents of record, and current year's taxes and subsequent years, a lien not due and payable.

unimproved ☐

This is improved ☒ property, known as 128 Trellis Way, Goodlettsville, TN 37072

(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.

Witness my hand this 24th day of May 2007.

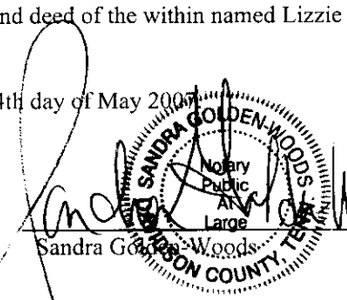
Lizzie Honeysucker
By John Hargrett attorney in fact
Lizzie B Honeysucker

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 John Honeysucker with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Lizzie Honeysucker as her Attorney in Fact as the free act and deed of the within named Lizzie Honeysucker.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May 2007.

Commission expires: November 22, 2010



Sandra Golden-Woods Notary Public