WARRANTY DEED

Return & Record

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

07-0234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Darlene Edwards

Notary Public

MY COMMISSION EXPIRES: 11-25-07

(AFFIX SEAL)

DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cary A. Lewis	Bank of the South	
(NAME) 4709 Ashley Way	(NAME) 551 N. Mt. Juliet Rd.	76-5-154
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071709

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jared T. Hardy and Elizabeth S. Hardy, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cary A. Lewis, a married person**, hereinafter called the GRANTEE, **his/her** 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. 2 on the Plan of Ashley Place, of record in Plat Book 7900, page 123 and amended by Certification of Correction of record in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jared T. Hardy and Elizabeth S. Hardy, husband and wife by Warranty Deed from Richard N. Koger, Jr. dated November 7, 2005 of record in Instrument No. 20051110-0136551, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/14/07 10:56 2 pgs
Fees:13.00 Taxes:488.40

20070814-0097031

unimproved ☐

This is improved ☒ property, known as 4709 Ashley Way, Hermitage, TN 37076

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this.

Jared T. Hardy

Elizabeth S. Hardy

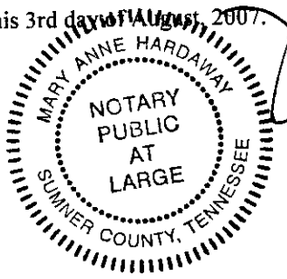
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jared T. Hardy and Elizabeth S. Hardy, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jared T. Hardy and Elizabeth S. Hardy, husband and wife executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2007.

Commission expires: 2-23-08



Notary Public

JTH

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