Davidson County DEEDWARR
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Fees:13.00 Taxes:307.10
20080103-0000411

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Christopher Clardy 3059 Casa Drive Nashville, TN 37214	HSBC Mortgage Corp.(USA) 2929 Walden Avenue Depew, NY 14043	Map 108-3 Parcel 146

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Harper, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Christopher Clardy, an unmarried man, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 50-B, Zone Lot Division, Lots 49 and 50, a Resubdivision of Lots 35 and 42-50, Section 5, Patio Villa, Lots 51-53, Section Five, Patio Villa, as shown on plat recorded in Plat Book 6250, page 451, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Mary Harper by John F. Kenna, at Instrument No. 20001023-0105141, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3059 Casa Drive, Nashville, Tennessee 37214.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. **The 2008 real property taxes, which have been prorated between the parties.**
2. **All matters on the plat of record in Plat Book 6250, page 451, said Register's Office.**
3. **Restrictions of record in Book 6199, page 70, said Register's Office.**

4. Deed of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6165, page 742, said Register's Office.

5. Party walls situated partly on the subject real property and partly on adjoining properties.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 20th day of December, 2007.

Mary Harper
MARY HARPER

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Mary Harper, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this the 20th day of December, 2007.

Jo Ann Smith
Notary Public

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires: 5-22-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $83,000.00.

Chris Clardy
Affiant

Sworn to and subscribed before me this 20th day of December, 2007.

Jo Ann Smith
Notary Public

My Commission Expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010