SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNYDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 19, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Gregory Hardeman	SAME	14612010000
(NAME)	(NAME)	
308 Green Valley Boulevard		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/05/08 10:03 2 pgs
Fees:13.00 Taxes:506.90

20080205-0011872

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, Thomas A. Allen, Vice-President of Regions Bank f/k/a AmSouth Bank, Trustee of the Robert Dorman Balch, Jr. Revocable Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Gregory Hardeman and wife, Linda H. Hardeman, 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. 263 on the Plan of Crieve Hall Estates, Section Four, as of record in Book 2133, Page 80, Register's Office for said County.

Said Lot No. 263 fronts a total of 100.47 feet along a broken line on the southerly side of Arrowwood Drive and extends back 210.1 feet on the easterly line and 197.8 feet on the westerly line to a dead line in the rear, measuring 102.0 feet thereon.

Being the same property conveyed to Mary O. Boyd, as Trustee of the Robert Dorman Balch, Jr. Revocable Trust, by Quitclaim Deed dated February 26, 2003 from Robert Dorman Balch, Jr. a/k/a Robert D. Balch, Jr. of record in Instrument No. 20030228-0026903, Register's Office for Davidson County, Tennessee. Mary O. Boyd has since resigned as Trustee. AmSouth Bank was appointed Trustee pursuant to the terms of the Order of the Davidson County Probate Court entered September 20, 2006 (Reference Case No. 06P-1365). AmSouth Bank has changed its name and is now known as Regions bank.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 503 Arrowwood Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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 my hand this 4th day of February, 2008.

Thomas A. Allen, Vice-President of Regions Bank f/k/a AmSouth Bank, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas A. Allen with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, Trustee of the Robert Dorman Balch, Jr. Revocable Trust and that he as such vice President of Regions Bank executed the foregoing instrument for the purposes therein contained by personally signing the name of the bank as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2008.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public