File No. 80107

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/08 10:07 2 pg:
Fees:13.00 Taxes:502.83

20080310-0023722

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Connie Buch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. QUINN STATE OF TENNESSEE NOTARY PUBLIC WILSON 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 |
|---|---|---|
| Brian C. Hardiman | SunTrust Mortgage, Inc. | 062 02 0A 219.00 |
| (NAME) | (NAME) | |
| 2758 River Bend Drive | 401 Commerce Str., Ste. 5400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37219 | |
| (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, Leslie A Whitley and wife, Deborah L. Whitley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Hardiman,*~~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: *an unmarried man

Being Lot No. 342 of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Leslie A. Whitley and wife, Deborah L. Whitley by deed from Fox Ridge Homes, Inc., dated August 29, 1995 and recorded on September 13, 1995 in Record Book 9793, page 981, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 363, Book 6851, page 370, Book 6851, page 390, and in Book 6982, Page 747, said Register's Office.

Subject to a Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.

Subject to a Flowage Easement of record in Book 2022, Page 83, said Register's Office.

Subject to an easement of record in Book 3959, Page 595, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2758 River Bend Drive, Nashville, TN 37214
(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. 80107

Witness our hands this 27th day of February, 2008.

Leslie A Whitley

Deborah L. Whitley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A Whitley and Deborah L. Whitley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2008.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

Return To:

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122