Davidson County DEEDWARR
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Fees:13.00 Taxes:401.45
20080711-0071374

File No. 280700073

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-20-09

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harden Property Group, LLC	Harden Property Group, LLC	119-1-441
(NAME)	(NAME)	
384 Green Harbor Road	384 Green Harbor Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Old Hickory, Tennessee 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vickie Cross, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Harden Property Group, LLC**, hereinafter called the grantee(s), HIS 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. 7 and 8 on the Map of W.G. Thuss Addtion of record in Plat Book 332, Page 67, Register's Office for said Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lots adjoin and front together 100 feet on the northerly side of Peachtree Street and run back between parallel lines, along the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Vickie Cross, unmarried by Deed dated June 27, 2003 from T. Martin Hayes and wife , Evangelic Hayes of record in Instrument Number 20030707-0093095, Register's Office for said County.

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

This conveyance is subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Deed Book 4193, page 519, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 344 Peachtree Street, Nashville, TN 37210
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HIS 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/our hands this 9th day of July, 2008.

Vickie Cross

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Vickie Cross the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of July, 2008.

Commission expires: 11-22-09

Notary Public

TAMMY MCCAULEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD CO

File Number: 280700073

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167