Davidson County DEEDWARR
Recvd: 07/15/08 13:37 2 pgs
Fees:13.00 Taxes:1602.10
20080715-0072530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $433,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2008.

Notary Public

My commission expires: 9-19-2011

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
367 Riverside Drive, Suite 105
Franklin, TN 37064
(615)-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Arastu Jahanbin **Sarah Roberts**	**New Owner**	**117-03-K 3.00**
2102B Sharondale Drive		
Nashville, Tennessee 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Bruce Hardin and Shannon Hardin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arastu Jahanbin and Sarah Roberts, husband and wife

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2102B AS SHOWN AS EXHIBIT B IN THE DECLARATION AND MASTER DEED FOR THE GRACIE PARK TOWNHOMES OF RECORD AS INSTRUMENT NO. 20051109-0135780, AND AMENDED IN INSTRUMENT NO. 20051130-0143882, RERECORDED IN INSTRUMENT NO. 20060412-0042048, AND FURTHER AMENDED IN INSTRUMENT NO. 20071022-0125099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO BRUCE HARDIN AND WIFE, SHANNON HARDIN BY WARRANTY DEED FROM SHAWN C. ROHAN, UNMARRIED, RECORDED ON THE 2ND DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040902-0106471, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.
County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on Exhibit B in the Declaration and Master Deed for THE GRACIE PARK TOWNHOMES, as recorded in Instrument No. 20051109-0135780, amended in Instrument No. 20051130-0143882, re-recorded in Instrument No. 20060412-0042048, and further amended in Instrument No. 20071022-0125099 and shown on the plat of SHARON HILL CIRCLE recorded in Plat Book 1424, Page 115 , but deleting any covenant, condition or restriction indicating a preference, limitation

or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20050204-0013252 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms and provisions of by-Laws of The Gracie Park Townhome Assocition, Inc. recorded in Instrument No. 20051109-0135780.
Charter of The Gracie Park Townhomes Association, Inc. recorded at Instrument No. 20051109-0135780.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GRACIE PARK TOWNHOMES of record in Instrument No. 20051109-0135780 , as amended by instrument(s) of record in amended in Instrument No. 20051130-0143882, re-recorded at Instrument No. 20060412-0042048 and further amended in Instrument No. 20071022-0125099; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement recorded in Instrument No. 199912300309040.

This is improved (__X__) unimproved (____) property known as 2102B Sharondale Drive, Nashville, Tennessee 37215.

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 in 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.

Witness my/our hand(s) this 3rd day of July, 2008.

Bruce Hardin

Shannon Hardin
By: Bruce Hardin, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Bruce Hardin, individually and as Attorney in Fact for Shannon Hardin and made oath that he individually and as Attorney in Fact for Shannon Hardin, executed the forgoing instrument as his free act and deed and for the purpose herein contained.

Witness my hand, at office, this 3rd day of July, 2008.

Notary Public

My Commission Expires: 9/19/2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
367 RIVERSIDE DRIVE, SUITE 105
FRANKLIN, TN 37064