File No. 280700089

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Cynthia J. Aiken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/30/08 10:22 2 pgs
Fees:13.00 Taxes:425.50
20080730-0077852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Sarko	American Airlines Federal Credit Union	119-01-0-441.00
(NAME)	(NAME)	
344 Peachtree Street	MD 2100, P.O. Box 619001	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	DFW Airport, TX 75261-9947	
(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, **We, Harden Property Group LLC., a Tennessee limited liability company**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Diana Sarko, a single woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 7 and 8 on the Map of W.G. Thuss Addition , as of record in Plat Book 332, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harden Property Group, LLC, a Tennessee limited liability company by Warranty Deed dated July, 9, 2008 from Vicki Cross, unmarried of record in Instrument Number 20080711-0071374, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 332, Page 67, Register's Office of said County.
Davidson County Taxes for the year 2008 and subsequent years, a lien, not yet due and payable. All prior years are paid. Dedication of Easement for Sanitary Sewers and /or Storm Drainage as shown of record in 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 St., 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), HER 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), HER 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 our hands this 25th day of July, 2008.

Harden Property Group LLC., a Tennessee limited liability company

By: Dave Harden

Dave Harden, Secretary Treasurer

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Dave Harden** 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 **Secretary Treasurer of Harden Property Group LLC., a Tennessee limited liability company**, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 25th day of July, 2008.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 280700089

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