File No. 280800247

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/08/08 09:50 2 pgs
Fees:13.00 Taxes:654.90

20080908-0091530

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Van Ingram	Provident Funding Associates, L.P.	026-07-0-168.00
(NAME) 108 Buckingham Court	(NAME) 1101 Kermit Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Nashville, TN 37217	
(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

Kelly A Harned, a married man

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Johnny Van Ingram and wife, Amy Ingram

hereinafter called the grantee(s), 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. 246 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kelly A. Harned and wife, Debra D. Harned by deed from Phillips Builders Inc. of record in Book 8707, Page 133 executed on 08/18/1992 and filed for record on 08/20/1992, Register's Office for Davidson County, Tennessee.

The said Debra D. Harned died on March 5, 2007, leaving Kelly A. Harned as the sole surviving tenant by the entirety .

This conveyance is made subject to the following: Subject to all matters as set forth per Plat Book 6900, Page 549;Covenants, Conditions and Restrictions and By-Laws as set forth in Book 6406, Page 929; Easement(s) as shown of record in Book 2487, Page 227, Book 3067, Page 181, Book 4377, Page 94, Book 6117, Page 290;Charter of Homeowner's Association as shown of record in Book 6396, Page 542 and Articles of Amendment of record in Book 8192, Page 65; Quitclaim Deed to Homeowner's Association for Common Area of record in Book 7864, Page 369, all of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 108 Buckingham Court, Goodlettsville, TN 37072

(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), their 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), 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 hands this 20th day of August, 2008.

Kelly A. Harned

Kelly A Harned

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kelly A Harned 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2008.

Commission expires: November 7, 2011

Mary Birthright

Mary Birthright Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 7, 2011

File Number: 280800247

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072