Davidson County DEEDWARR
Recvd: 09/30/08 10:30 3 pgs
Fees:18.00 Taxes:999.00
20080930-0099032

File No. 280801099

WARRANTY DEED

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**

Brenda Huntsman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 02/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig V Smith		Map 32, Parcel 032.00
(NAME) 1492 Campbell Road	(NAME) SAME AS NEW OWNER	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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, **ESTATE OF CHESTER ERNEST HARDY, JR., DECEASED, LOIS HARDY LEAL AS ADMINISTRATRIX AND LOIS HARDY LEAL, INDIVIDUALLY**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **CRAIG V. SMITH AND LOIS HARDY LEAL, BOTH UNMARRIED**, 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:

SEE ATTACHED EXHIBIT A

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 1472-1492 Campbell Rd. (52 acres +/-), 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), 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 our hands this 19th day of September, 2008.

Estate of Chester Ernest Hardy, Jr.

By: Lois Hardy Leal Administratrix
Lois Hardy Leal, Adminstratrix

Attest: Lois Hardy Leal
Lois Hardy Leal, Individually

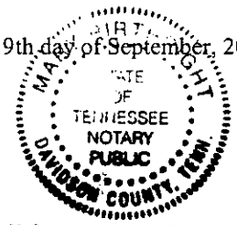
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lois Hardy Leal, 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 19th day of September, 2008.

Commission expires:



My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lois Hardy Leal with whom I am personally acquainted and who upon her oath acknowledged herself to be the Adminstratrix of The Estate of Chester E. Hardy, Jr., deceased, the within named bargainer, and that, she as such Administratrix, being authorized so to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 19th day of September, 2008.

Commission expires:



My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280801099

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

EXHIBIT A

LAND in Davidson County, Tennessee, without the corporate limits of any municipality, and being more particularly described as follows:

Tract One:
Beginning at a Dogwood, the southeast corner, being formerly Alex Shrivers' Southwest corner in Willis' North line; thence North 2° East about 105 poles to a branch; thence up said branch past the mouth of the branch from the home on to a large sugar tree at the head of said branch; thence in a southerly direction to the northeast corner of 4 acres conveyed to Frank Wolfe by Margaret Bland; thence with said Wolfe's easterly line to the southeast corner of the graveyard; thence South 35° West 14 poles to a stake at the corner of the fence; thence South 17° East 24 poles to a stone in Willis' North line, being the southeast corner of Lot No. 3, the home tract; thence South 89° East 58 poles to the BEGINNING, containing 51 acres, more or less.

Tract Two:
On the North by Frank Wolfe and what was formerly W. A. Evans, West by J. C. Willis, South by J. C. Willis, East by J. C. Willis, beginning at the Northwest corner at a stake in the county road in J. C. Willis's North boundary line; thence with said road in a southerly direction to a stake in said road near a scaly bark hickory 38-15/25 poles; thence northeastwardly to a stake in J. C. Willis' North boundary line, near a wild cherry tree 29 poles; thence westerly, with said J. C. Willis's North boundary line, 45-3/4 poles to the BEGINNING, containing 3 acres, more or less, and adjoins the 51 acres tract.

LESS AND EXCEPTED from the property conveyed herein is a tract conveyed to Mau T. Ly and wife, Alberta R. Ly as set forth in Warranty Deed dated June 27, 2007, of record in Instrument No. 20070702-0078650, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the centerline of Campbell Road, a common corner with lands of Mau Ly and spouse, by deed of record as Instrument No. 20041007-0121251 Register's Office for Davidson County, Tennessee, described therein as a point at the north corner of a triangular tract of land in the centerline of an old road; thence leaving Campbell Road and with Ly's line, south 6' 53' east along the center of said old road, 250.0 feet to the west corner of said triangle; thence with the center of an old road and continuing with Ly, south 89' 07' east 253.8 feet to the centerline of Campbell Road; thence leaving Ly and running along a curve in Campbell Road 390 feet, more or less, to the point of beginning.

BEING PART of the same property conveyed to C. E. Hardy, Jr. and wife, Leona W. Hardy by Warranty Deed from J. J. Hill and wife, Bessie Mae Hill of record in Book 1320, page 469, Register's Office for Davidson County, Tennessee.
The said Leona W. Hardy having predeceased the said Chester E. Hardy, Jr. a/k/a C. E. Hardy, Jr. The said Chester E. Hardy, Jr. a/k/a C. E. Hardy, Jr. having since died, a resident of Davidson County, Tennessee on September 30, 2006. Lois Hardy Leal as Administratrix pursuant to Order to Sell Real Property by Docket No. 06P-1621 in the Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien but are not yet due and payable; (2) Boundary Judgment of record in Book 5949, page 496, Register's Office for Davidson County, Tennessee; (3) Subject to property being assessed in Greenbelt, of record in book 8895, Page 35, Register's Office for Davidson County, Tennessee.