WARRANTY DEED

AT-20080190

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2008

(Affix Seal) Notary Public

My Commission Expires: MY COMMISSION EXPIRES March 14, 2010

SHELLY M. BENTLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ann Marie Hardaway	New owners	105.09-0E-001.00 CO
1108-A West Grove		
Nashville, TN 37204		

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 consideration, the receipt of which is hereby acknowledged, I/we, Hart-Love Enterprises, LLC and Anthony Smith and Horace Chase and Barbara Chase, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ann Marie Hardaway,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit A of 1108 West Grove Townhomes as of record in Master Deed of record in Instrument #20080331-0032152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Hart-Love Enterprises, LLC and Anthony Smith and Horace Chase and wife, Barbara Chase from Tommie Morris Pitt by Warranty Deed dated February 1, 2007 and recorded February 12, 2007 in Instrument #20070212-0017820, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1108-A West Grove, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of October, 2008

Tarrick D. Love
Hart-Love Enterprises, LLC,
By: Tarrick D. Love, Member

Tanisha Hart-Love by Tarrick Love as Atty. in Fact
Hart-Love Enterprises, LLC
Tanisha Hart-Love, Member, By Tarrick Love as Atty. In Fact by POA of record in 20071001-0116429

Anthony Smith by Tarrick Love as Atty. In Fact
Anthony Smith by Tarrick Love as Atty. In Fact by POA of record in Inst. # 20071001-0116428, Register's Office for Davidson, County, TN

Horace Chase by Tarrick Love as Atty. In-Fact
Horace Chase by Tarrick Love as Atty. In Fact by POA of record in Inst. # 20071001-0116430, Register's Office for Davidson, County, TN

Barbara Chase by Tarrick Love as Atty. in Fact
Barbara Chase by Tarrick Love as Atty. In Fact by POA of record in Inst. # 20071001-0116430, Register's Office for Davidson, County, TN

Davidson County DEEDWARR
Recvd: 11/05/08 09:12 2 pgs
Fees:13.00 Taxes:1328.30

20081105-0109894

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Tarrick D. Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of the Hart-Love Enterprises, LLC, the within named bargainor, a corporation, and that Tarrick D. Love as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of October, 2008.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Tarrick Love, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Tanisha Hart-Love, Member for Hart-Love Enterprises, LLC and as such Attorney in Fact for Tanisha Hart-Love, Member for Hart-Love Enterprises, LLC he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney recorded in Instr. # 20071001011 6429, Register's Office for Davidson County, Tennessee and is authorized by Tanisha Hart-Love, Member for Hart-Love Enterprises, LLC to execute this instrument.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of October, 2008.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Tarrick Love, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Anthony Smith, and as such Attorney in Fact for Anthony Smith, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney recorded in Instr. #20071001-0116428, Register's Office for Davidson County, Tennessee and is authorized by Anthony Smith to execute this instrument.

Witness my hand and official seal on this 15th day of October, 2008.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Tarrick Love, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Horace Chase, and as such Attorney in Fact for Horace Chase, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney recorded in Instr. #20071001-0116430, Register's Office for Davidson County, Tennessee and is authorized by Horace Chase to execute this instrument.

Witness my hand and official seal on this 15th day of October, 2008.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Tarrick Love, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Barbara Chase, and as such Attorney in Fact for Barbara Chase, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney recorded in Instr. #20071001-0116430, Register's Office for Davidson County, Tennessee and is authorized by Barbara Chase to execute this instrument.

Witness my hand and official seal on this 15th day of October, 2008.

Angie McClanahan
Notary Public
My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN