Davidson County DEEDWARR
Recvd: 01/27/09 14:05 2 pgs
Fees:13.00 Taxes:628.63

20090127-0007153

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF **DECEMBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8.19.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHAN HARDEN, ET UX	Bank of America	**161-06-0-258.00**
(NAME) **657 HUNTINGTON RIDGE DRIVE**	(NAME) P.O. Box 9000	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Getzville NY 14068-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, MICHAEL J. TOMLINSON AND WIFE, MICHELE E. TOMLINSON,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN HARDEN AND WIFE, JENNIFER HARDEN,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 7 on the Plan of Section Five, Huntington Park, as shown by plat appearing of record in Plat Book 4660, page 47, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Tomlinson and wife, Michele E. Tomlinson from Nell W. Wilson, unmarried, by deed dated February 23, 2004 of record as Instrument No. 20040224-0020870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 4660, page 47, and restrictions of record in Book 4734, page 353, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **657 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211**
(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 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 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 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 our hands this 23rd day of **DECEMBER, 2008**.

Michael J Tomlinson
MICHAEL J. TOMLINSON

Michele E Tomlinson
MICHELE E. TOMLINSON

STATE OF WASHINGTON
COUNTY OF Island

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL J. TOMLINSON AND WIFE, MICHELE E. TOMLINSON** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Harbor Washington this 23rd day of December, 2008.

My commission expires: 2-1-12

HERMINA E MCNEILL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
02/01/2012
STATE OF WASHINGTON

Hermina McNeill
Notary Public