WARRANTY DEED

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 29, 2013

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE
15 DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 103 Lee Court, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Craig Mueller		
4929 Aquatic Road	**SAME**	**83-5-193.00**
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Timothy Hardin and wife Belinda Hardin*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Craig Mueller*** 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:

Being the easterly part of Lot No. 1, on the Plan of Cobb's subdivision of the R.K. Brown Property, of record in Plat Book 332, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 1 fronts 88 feet on the north side of Seymour Avenue and runs back between lines 47 feet 8 inches on the east side along the west margin of the first alley east of the Gallatin Pike and 53 feet, more or less, on the west line to a south line on Lot No. 2 on which it measures 88 feet.

Being the same property conveyed to Timothy Hardin and wife Belinda by Deed in Lieu of Foreclosure from Kenton Duane Ingle of record in Inst. No. 20090428-0038015 , said Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kenton Duane Ingle by Quitclaim Deed from Adam Wilding Parrish recorded on 6/12/2008 of record in Inst. No. 200806120060484, said Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kenton Duane Ingle and Adam Wilding Parrish by Warranty Deed from Timothy Hardin and wife Belinda Hardin of record in Inst. No. 200806090058718, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090027623 DEEDWARR
Recvd: 04/28/09 08:31 2 pgs
Fees:13.00 Taxes:259.00
20090428-0038017

This is: Unimproved ( )
Improved (X) Property, known as 1101 Seymour Avenue Nashville TN 37206
(House Number/Street) (City or Town) (State) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 15 day of April, 2009.

Timothy Hardin

Belinda Hardin

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ***Timothy Hardin and wife Belinda Hardin*** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of April, 2009.

Commission Expires: _____

_____
Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 29, 2013

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires: _____

_____
Notary Public