THIS INSTRUMENT PREPARED BY:

Keystone Title, Inc.
9005 Overlook Blvd. #134
Brentwood, TN 37027

Address New Owner(s)
Vanessa Hardy and Matt Hardy, wife and husband
5033 Brevity Lane

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Send Tax Bills To:
FRANKLIN AMERICAN MORTGAGE
501 CORPORATE CTR DR #400
FRANKLIN, TN 37067

Map & Parcel Nos.:
14611011700

BILL GARRETT, Davidson County
Trans:T20100022976 DEEDWARR
Recvd: 04/19/10 11:10 2 pgs
Fees:13.00 Taxes:1036.00
20100419-0029247

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 **day of** April, 2010, by and between **Jeffrey D Chavez**, party of the first part, and **Vanessa K. Hardy and husband, Matthew M. Hardy,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($280,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of , State of Tennessee:

Land in Davidson County, Tennessee, being Lot No202, on the Plan of Crieve Hall, Section 2, as shown on Plat of Record in Plat Book 2133, Page 45, in the Register's Office of Davidson County, Tennessee , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey Del Chavez from Jonie Welch Chavez, by Quitclaim Deed, dated February 26, 2004 of record in Instrument No. 20040322-0031819, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jeffrey D Chavez

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey D Chavez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th **day of** April, 2010.

My commission expires: 7/24/10

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$280,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 15th **day of** April, 2010.

DeAnna Gwyn

PROPERTY ADDRESS:
5033 Brevity Lane
Nashville, TN 37220

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY