Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100045432 DEEDWARR
Recvd: 07/26/10 10:24 2 pgs
Fees:13.00 Taxes:253.45
20100726-0058243

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2010.

Notary Public

My commission expires: 7-21-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rodney W. Knott	Southst Mtg., Inc.	Map: 091-08-0
1003 42nd Ave N.	P.O. Box 79041	Parcel: 087.00
Nashville, TN 37209	Baltimore, MD 21279	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN HARDEN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY W. KNOTT, SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots No. 79 and 80 on the Plan of L.M. Davis Subdivision of Lot No. 41, Clifton Place of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Harden by deed from Fannie Mae A/K/A Federal National Mortgage Association of record as Instrument No. 20100129-0007449, in the Register's Office for Davidson County, Tennessee, dated January 27, 2010.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record as Instrument No. 20091218-0115273, in the Register's Office for Davidson County, Tennessee, dated December 1, 2009.

Being the same property conveyed to Terrance Possehl by quitclaim deed from Jillian Etherington, unmarried of record as Instrument No. 20020709-0082471, in the Register's Office for Davidson County, Tennessee, dated July 3, 2002.

This is property known as 1003 42nd Ave N., Nashville, TN, 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1003 42nd Ave N., Nashville, TN 37209.

JDH by TLH per AIF

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2010.

Nathan Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Witness my hand and seal this 19th day of July, 2010.

Notary Public

My Commission Expires: July 8, 2013

Jennifer Harden, spouse of Nathan Harden, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jennifer Harden by Nathan Harden, her attorney in fact.

Jennifer Harden, by Nathan Harden, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Harden, as attorney in fact for Jennifer Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Witness my hand and seal this 19th day of July, 2010.

Notary Public

My Commission Expires: July 8, 2013