BILL GARRETT, Davidson County
Trans:T20100046277 DEEDWARR
Recvd: 07/28/10 15:11 2 pgs
Fees:13.00 Taxes:1879.60
20100728-0059251

THIS INSTRUMENT PREPARED BY: George V. Crawford, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $508,000.00. Linda Warbritton Affiant Subscribed and sworn to before me, this 26th day of July, 2010. Linda Turner Ray Notary Public My Commission Expires: 1/6/14

Address New Owner As Follows: Matthew C. Hardin and Janet L. Hardin 3813 Hilldale Drive Nashville, TN 37215	Send Tax Bills To: Renasant Bank 2001 Park Place North Ste 650 Birmingham, AL 35203	Map-Parcel Number: 117-09-E-0100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BANK OF TENNESSEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW C. HARDIN AND WIFE, JANET L. HARDIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 201006160046726, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20100728-0059250, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100616-0046726, and By-Laws appended thereto as

Exhibit "C", said Register's Office, as amended at Instrument No. 20100728005925O _____, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bank of Tennessee by Substitute Trustee's Deed dated December 22, 2009, from Ashley S. Rudy, Substitute Trustee, of record at Instrument No. 20091222-0116467, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20100616-0046726, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20100728005925O, said Register's Office.

3. Rights of others in and to the common elements.

This is improved property known as: 3813 Hilldale Drive Nashville, TN 37215.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of July, 2010.

BANK OF TENNESSEE

By: Benjamin Mercer

Name: BENJAMIN MERCER

Title: SVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley S. Rudy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of July, 2010.

Ashley S. Rudy
Notary Public

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2010

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