WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA JO SMITHSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Jones Hardin V and Kristen G. Hardin	PrimeLending, a Plains Capital Co.	04209001600
(NAME) 106 Arta Drive	(NAME) 18111 Preston Road, Ste. 900	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Lathea J. Merritt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ed Jones Hardin V and Kristen G. Hardin**, husband and wife, 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:

Certain Tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plan of Kemper Heights, Section 1, as of record in Book 2331, page 65 and 66, Register's Office for said County.

Said Lot No. 25 fronts 209.1 feet on the westerly side of Arta Drive and runs back 184.8 feet on the north line and 245.1 feet on the south line to a dead line in the rear, measuring 163.2 feet thereon.

Being the same property conveyed to William Edgar Merritt etux Lathea J. Merritt by Warranty Deed from GE Capital Mortgage Services, Inc., dated September 18, 2002 and recorded in Instrument No. 20020924-0116197, Register's Office for Davidson County, Tennessee. William Edgar Merritt having since died April 24, 2008 leaving Lathea J. Merritt as surviving tenant by the entirety.

Dean Proctor, spouse of Lathea J. Merritt, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 106 Arta Drive, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20100062571 DEEDWARR
Recvd: 10/04/10 13:48 2 pgs
Fees:13.00 Taxes:454.73

20101004-0079147

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, has 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 **27th** day of **September, 2010**

Lathea J. Merritt

Lathea J. Merritt

Dean K. Proctor

Dean Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Lathea J. Merritt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **September, 2010**

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Dean Proctor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **September, 2010**

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My commission expires: 7/3/12

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067