This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010443

Send Tax Bills To:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20100067654 DEEDWARR
Recvd: 10/25/10 16:08 2 pgs
Fees:13.00 Taxes:621.60
20101025-0085473

New Owner is:
Dorris Marie Darden and Joseph Andrew Darden
6116 Firelight Trail
Antioch, TN 37013

MAP: 176-05-0B

PARCEL: 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Connie Hart and William Dwight Hart, wife and husband** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dorris Marie Darden and Joseph Andrew Darden, wife and husband,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **6116 Firelight Trail, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 225 on the Plan of Hickory Woods, Section "C", of record in Plat Book 6900, pages 885 through 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Connie Hart, unmarried, by Warranty Deed from Michael R. Roberts and wife, Peggy L. Roberts, F.K.A. Peggy L. Reeves, dated 2/28/08 and recorded 3/3/08 in Instrument Number 20080303-0020903, Register's Office for Davidson County, Tennessee, âPower of Attorney for Michael R. Roberts of record in Instrument Number 20080303-0020902, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CH
WDH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of October, 2010.

GRANTOR(S):

Connie Hart

CONNIE HART

William Dwight Hart

WILLIAM DWIGHT HART

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Connie Hart and William Dwight Hart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of October, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$168,000.00**.

Rachelle Caudill

AFFIANT

SWORN TO and subscribed before me this 18th day of October, 2010.

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen McCalla

NOTARY PUBLIC
My commission expires: May 31, 2011