WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
AT-20110041

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of June, 2011.

Notary Public

(Affix Seal)

My Commission Expires: 3/4/15

KIMBRA SPARKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lora Mitchell Harding and Joseph Andrew Harding	Pinnacle National Bank	104 15-0-136.00
2708 West Linden	150 3rd Ave So, Ste 900	
Nashville, TN 37212	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Loren C. Brady and Chris Brady, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lora Mitchell Harding and Joseph Andrew Harding, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Land in Davidson County, Tennessee, being the easterly 47 feet of the West half of Lot 11, Sunset Park Plan, as shown on plat of record in Plat Book 332, page 132, in the Register's Office for Davidson county, Tennessee.

Said Part of Lot No. 11 fronts 47 feet on the North side of West Linden Avenue, and runs back between parallel lines 163 feet on the East margin and 163.4 feet on the West margin of the South line of Lot No. 18,

Being the same property conveyed to Loren C. Brady and Chris Brady, wife and husband from Michael S. Sanders and wife, Carole A. Sanders by Warranty Deed dated April 30, 2008 recorded May 2, 2008 in Instrument # 20080502-0045174, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2708 West Linden, Nashville, TN 37212.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20110036616 DEEDWARR
Recvd: 06/20/11 09:28 2 pgs
Fees:13.00 Taxes:1505.90
20110620-0046925

Witness my/our hand(s) this 16th day of June, 2011

Loren C. Brady

Chris Brady

STATE OF Tennessee

COUNTY OF Davidson

Angie McClanahan

Personally appeared before me, ~~April G. Nichols~~, a Notary Public in and for said County and State, the within named Loren C. Brady and Chris Brady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 16th day of June, 2011.

Notary Public

My Commission Expires: ~~6-12-11~~ 7-3-12

