BILL GARRETT, Davidson County
Trans: T20110049549 DEEDWARR
Recvd: 08/12/11 13:23 2 pgs
Fees: 13.00 Taxes: 512.45
20110812-0062373

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-28-2014 (AFFIX SEAL)

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

P-SJ-11-7042

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emil Scott Hardiman	Fifth Third Mortgage (NAME)	07408006200
7042 Bonnavent Dr. (ADDRESS)	5001 Kingsley Dr. (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Cincinnati OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE JACOBS AND KATHY OWEN AND GEOFF OWEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMIL SCOTT HARDIMAN AND WIFE, LEONE M. HARDIMAN, 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:

Land in Davidson County, Tennessee, being Lot No. 777 on the Plan of Hermitage Hills Subdivision, Section Seven of record in Plat Book 3300, Page 62 and 63, 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 Steve Jacobs, Kathy Owen and Geoff Owen, all as tenants in common with right of survivorship by deed from Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 of record in Instrument Number 20110310-0019095, in the Register's Office for Davidson County, Tennessee, dated January 25, 2011.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 by Trustee's Deed from Shellie Wallace, as Successor Trustee of record in Instrument Number 20091228-0117315, in the Register's Office for Davidson County, Tennessee, dated December 18, 2009.

Being the same property conveyed to Ronald Eric Smith, Jr. and Franchel Delane Daniel Smith, husband and wife by deed from Sherry C. Blum of record in Instrument Number 20060526-0062293, in the Register's Office for Davidson County, Tennessee, dated May 25, 2006.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3300, page 62; Book 3300, page 63; Book 3399, page 446; Book 3404, page 165; Register's Office for Davidson County, Tennessee.

unImproved ( )
This is improved (X) property, known as 7042 Bonnavent Dr., Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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(S), 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 my/our hand(s) this 9th day of August, 2011.

Steve Jacobs

Kathy Owen by Steve Jacobs her A.I.F.
Kathy Owen

Geoff Owen by Steve Jacobs his A.I.F.
Geoff Owen

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2011, before me personally appeared Steve Jacobs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of August, 2011.

Carol A Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2011, before me personally appeared Steve Jacobs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathy Owen and Geoff Owen and who acknowledged he/she/they executed the same as the free act and deed of the said and Kathy Owen and Geoff Owen.

Witness my hand and official seal, this the 8th day of August, 2011.

Carol A. Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959