WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067002 DEEDWARR
Recvd: 10/26/11 11:04 2 pgs
Fees:13.00 Taxes:560.92
20111026-0083254

TASHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $151,600.00.

Affiant

Subscribed and sworn to before me this 21 day of October, 2011.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles H. Hardin	Mortgage Investors Group	095-10-0-068.00
518 Wanda Drive	8320 East Walker Springs Lane, Suite 200	
Nashville, TN 37214	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles H. Hardin and Kimberly D. Hardin, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Elm Hill Acres Subdivision, Section 2, as of record in Book 2331, page 68, Register's Office for said County. Said Lot No. 132 fronts 80 feet on the westerly margin of Wanda Drive and runs back 143 feet on the northerly line and 219 feet on the southerly line to a broken line in the rear measuring 122.8 feet thereon.

Being the same property conveyed to Charles E. Walker by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated 1/26/11 of record in Instrument Number 20110131-0008575, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, page 68, Register's Office Davidson County, Tennessee.

This is improved property known as: **518 Wanda Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 21, 2011.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 21, 2011

My commission expires 1-6-14

Notary Public

