(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is ~~$80,000.00~~ $ 86,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2011.

Notary Public
My commission expires: March 18, 2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

05-1109-65372

Address of New Owner:
Carla A. Jarrett
103 Gibson Drive
Madison TN 37115

Send Tax Bills to:
New Owner

Tax Information
042-16-0 041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Hardesty and wife, Devan D. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carla A. Jarrett, a single person, hereinafter called the Grantees, their successors and assigns, a 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. 20, on the Plan of Part Two, Finnland Heights, of record in Plat Book 1424, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Hardesty and wife, Devan D. Jones by deed from Judy Kay Davis and Robert John Rebello, dated April 29, 2004, recorded May 6, 2004 in Instrument No. 20040506-0052084, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 103 Gibson Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110070518 DEEDWARR
Recvd: 11/08/11 11:18 2 pgs
Fees:13.00 Taxes:321.53
20111108-0087314

WITNESS my hand this 2 day of November, 2011.

William Hardesty

Devan D. Jones

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Hardesty and Devan D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Conshohocken, PA, this 2nd day of November, 2011 2011.

NOTARY PUBLIC

My Commission expires May 4, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dana D. Conaway, Notary Public
Whitemarsh Twp., Montgomery County.
My Commission Expires May 4, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES