Davidson County DEEDWARR
Recvd: 12/15/11 10:38 4 pgs
Fees:23.00 Taxes:1091.50
20111215-0097669

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andy White
1249 Beech Hollow Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:
Wells Fargo Bank, NA
2701 Wells Fargo Way
Minneapolis, MN 55440

MAP	**180-20**
GROUP	**A**
PARCEL	**81.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Matthew Hardin and wife, Misty Ferrell Hardin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Andy White and Alyson Heather White, husband and wife,** hereinafter called the GRANTEES, their heirs 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. 40 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, of record in Plat Book 20060120-0007577,Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Matthew Hardin and wife, Misty Ferrell Hardin by deed from Drees Premier Homes, Inc. of record in Instr. 20061213-0153911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1249 Beech Hollow Dr., Nashville, Tennessee 37211.**

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1367

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 7th day of **December, 2011.**

X _____
John Matthew Hardin

X _____
Misty Ferrell Hardin

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Matthew Hardin and wife, Misty Ferrell Hardin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December, 2011.

X Paula Kennemer
NOTARY PUBLIC

My Commission Expires: July 3, 2015

PAULA KENNEMER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2011.

NOTARY PUBLIC

My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: June 14, 2015

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