File No. 111136

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014466 DEEDWARR
Recvd: 02/28/12 13:42 2 pgs
Fees:13.00 Taxes:388.32
20120228-0017199

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,950.00

Affiant

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Pardue	Prime Lending Mtg	053-14-0-090.00
(NAME)	(NAME)	
1434 Pawnee Trail	18111 Preston Rd Ste 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Misty Hartley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Pardue, unmarried, 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 located in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows to-wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37 of the Register's Office for Davidson County, Tennesse,

Said point of beginning being 1085.8 feet, more or less, southerly with the westerly margin of said Pawnee Trail from the southerly margin of Nawakwa Trail and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail S 44 degrees 23 minutes E 50 feet to a point marked with an iron pin; thence S 45 degrees 37 minutes W 150 feet, more or less, to a point marked with an iron pin; thence N 44 degrees 23 minutes W. 50 feet to a point marked with an iron pin; thence N 45 degrees 37 minutes E 150 feet , more or less, to the point of beginning.

Being the same property conveyed to Misty Hartley, unmarried by deed from Robert W. Slate, II, unmarried, dated 6/29/07 and recorded on 7/2/07 in Instrument No. 20070702-0078661, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1434 Pawnee Trail, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

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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 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.

Witness my hand this 24th day of February, 2012.

Misty Hartley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty Hartley, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2012.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER