# WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 1-9-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas W. Hardin and Mary Jenkins Hardin | OWNER | 10416010400 |
| (NAME) | (NAME) | |
| 2008 19th Ave South | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, Cromwell Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Hardin and Mary Jenkins Hardin as Joint Tenants, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, Page 117, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed dated January 31, 1996 to Cromwell Properties, LLC from Stephen Scott Elliott and wife, Anne B. Elliott of record in Book 9937, Page 36, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIVE COVENANTS AFFECTING ABOVE PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1714 Ashwood Ave., Nashville, TN 37212

(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 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 30th day of May, 2012.

CROMWELL PROPERTIES, LLC

By: _____
Aubrey Hiam, Authorized Signor

BILL GARRETT, Davidson County
Trans:T20120040199 DEEDWARR
Recvd: 06/01/12 09:37 2 pgs
Fees:13.00 Taxes:1036.00

20120601-0047471

File No.: 2012-0477
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signor** of **Cromwell Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Authorized Signor** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Authorized Signor**.

WITNESS my hand and seal this 30th day of May, 2012.

My Commission Expires:
~~March 03, 2014~~ 1-9-16

Notary Public, ~~Deanie L. Gregory~~ Sandy Balent

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

