STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-16
File No. G12-5113D

BILL GARRETT, Davidson County
Trans:T20120061936 DEEDWARR
Recvd: 08/20/12 11:20 2 pgs
Fees:13.00 Taxes:129.50
20120820-0074465

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald Hardin (NAME)	New Owner (NAME) 320 Old Hickory Blvd #105	49 1 B 8 CO
520 Cherry Grove Lane (STREET ADDRESS)	(STREET ADDRESS) Nashville, TN 37221	
Whites Creek, TN 37189 (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 HEREBYACKNOWLEDGED, WE, **Peggy Brodien**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Hardin**, 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. 35 on the plan of CHERRY GROVE, PHASE 1A, as shown by plat of record in Instrument Number 200508150096231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Peggy Brodien from William H. Thompson, Jr and Beverly Jean Thompson, husband and wife, as Instrument No. 201208020068328, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in 200508150096231, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in 200508310104284, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in 200509210113595 and 200912180115434, Register's Office for Davidson County, Tennessee.

4. Temporary cul-de-sac Easement as recorded in 200406100068654, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in 20100826006776, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in 200905040040404, Register's Office for Davidson County, Tennessee.

7. Right of way Easements as recorded in Book 8635, page 24, and Book 8672, page 168, Register's Office for Davidson County, Tennessee.

8. Easements for sanitary sewer/storm drainage as recorded in Book 5156, page 454, and Book 5156, page 457, Register's Office for Davidson County, Tennessee.

9. Roadway Easement as recorded in Book 1261, page 440, Register's Office for Davidson County, Tennessee.

10. Stormwater detention agreements as recorded in 200412130147647, Register's Office for Davidson County, Tennessee. and Instrument No 200409030107036 in Register's Office.

11.This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 520 Cherry Grove Lane, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 7th day of August, 2012.

Peggy Brodien

August 07, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 7th day of August, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066