RC

WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Taxes Paid on Instr. 20120823-0075977
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 1.00

Ronda Lee Hardcastle
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 31st DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/26/13
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wayne Hinkle and Joycelyn L Hinkle	MAGNA BANK	18-148
330 Moncrief Avenue	6525 QUAIL HOLLOW RD. STE. 300	
Goodlettsville, TN 37072	MEMPHIS TN 38120	
(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,WE, ***Ronda L. Jarrett n/k/a Ronda L. Jarrett Hardcastle, a married woman***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***John Wayne Hinkle and wife Joycelyn L. Hinkle***
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:

For reference only this is Property being known as 330 Moncrief Avenue Goodlettsville TN 37072 and being described as follows:

Being Lot No. 2 on the plat of Jarrett Property, as of record in Plat Book 8250, page 671, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Robert C Jarrett and wife Ronda L. Jarrett by Deed from Estate of Cecil D Burton by Deborah Ann Hale, Joseph P Burton and Darla Kay Burton, a one-half undivided interest, and Margaret Ann Burton Darnell, a one-half divided interest dated 8/2/93 and filed for record in Book 9047, page 222, said Register's Office for said County. The said Robert C Jarrett having died on June 4, 2010, thereby leaving Ronda L Jarrett as the surviving tenant by entirety.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar stature.

This is: Unimproved (x)
Improved ( ) Property, known as Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 31st day of July, 2012.

Ronda L. Jarrett Hardcastle

BILL GARRETT, Davidson County
Trans: T20120063202 DEEDWARR
Recvd: 08/23/12 13:10 2 pgs
Fees: 12.00 Taxes: 0.00

20120823-0075978

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 **Ronda L. Jarrett Hardcastle** 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 31st day of July, 2012.

Commission Expires: 1/24/13

Notary Public

M TODD CAUSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public