Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120068621 DEEDWARR
Recvd: 09/12/12 13:32 2 pgs
Fees:13.00 Taxes:364.38
20120912-0082797

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is ~~$98,000.00~~ $98,480.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2012.

Notary Public
My commission expires: 8-19-13

07-1208-84887

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Bray 860 AUGUSTA ST. HEMET CA 92545	Quicken Loans 1050 Woodward Ave Detroit, MI 48226	119-01-0-316.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clayton A. Hardee, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jon Bray, unmarried, hereinafter called the Grantees, their successors 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. 130, on the Plan of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clayton A. Hardee, unmarried by deed from Patsy G. Brewer, married, dated October 25, 2007, recorded October 31, 2007, of record in Instrument No. 20071031-0128193, Register's Office for Davidson County, Tennessee.

Amy Hardee, spouse of Clayton A. Hardee, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 223 Rose Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of August, 2012.

Clayton A. Hardee

Amy Hardee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clayton A. Hardee and Amy Hardee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30 day of August, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

