WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073792 DEEDWARR
Recvd: 10/01/12 10:03 2 pgs
Fees:13.00 Taxes:440.30

20121001-0088937

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Ronda L Hardcastle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2012.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronda L. Hardcastle	F&M Bank	01700015900
(NAME)	(NAME)	
5111 Brick Church Pike	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dale R. Hardcastle and wife, Susan Whitworth**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronda L. Hardcastle and Gary Hardcastle, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described from a survey made by John M. Sullivan, dated March 3, 1947, as follows:
Beginning at a point in the easterly margin of Old Brick Church Pike, in the west boundary of a 33.9 acre tract conveyed to W.H. Mitchell and Wife, to Carrie Hitt Hardcastle, as of record in Book 1493, page 589,; thence along the easterly margin of said Pike, South 19° 46' west 118.4 feet; South 22° I3' West 169.8 feet; South 26° 47' west 113.5 feet to a post at a fence corner; thence along the northline of the property of Mrs. N. McCasland, South 88° 44' East 206 feet to the southwest corner of the property conveyed to Mitchell above mentioned; thence along Mitchell's west line, as follows: North 9° 42' East 192.5 feet; North 23° 29' West 206 feet; North 9° 2I' East 25.2 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Dale R. Hardcastle et ux, Felicia A. Hardcastle by Deed from Lind H. Lowe, Karen H. Sumner, Deborah H. Gillespie, Kenneth Hardcastle, Gary Hardcastle and Dale R. Hardcastle, dated 06/13/1988 and filed for record on 06/15/1988 in Book 7573, Page 323, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale R. Hardcastle by Deed from Felicia A. Hardcastle, dated 02/04/1997 and filed for record on 02/05/1997 in Book 10340, Page 354, Register's Office for Davidson County, Tennessee.

**Susan Whitworth, spouse of the above-named Dale R. Hardcastle, joins in this conveyance to convey any and all interest she may have to the subject property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5111 Brick Church Pike, Goodlettsville, TN 37072
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of September, 2012.

Dale R. Hardcastle

Susan Whitworth

State of Tennessee
County of Sumner

Personally appeared before me Dale R. Hardcastle and Susan Whitworth, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2012.

Notary Public ~~Brenda Hightsman~~
My Commission Expires: 1/21/13

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066