WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 09:03 2 pgs
Fees:13.00 Taxes:921.30
20121205-0111782

Return To:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2012

STATE OF TENNESSEE NOTARY PUBLIC
DEBRA PAULSON WILSON COUNTY

Deb Paulsson
Notary Public
MY COMMISSION EXPIRES: 3/15/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Hardy, Jr. and Deborah L. Hardy	Freedom Mortgage Corporation	173100A02600CO
(NAME)	(NAME)	
3064 Barnes Bend Drive	907 Pleasant Valley Rd #3	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt Laurel, NJ 08054	
(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 hereby acknowledged, I/WE, **Kenneth W. Harrell and Machelle K. Harrell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David C. Hardy, Jr. and Deborah L. Hardy, husband and wife**, 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. 26 on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kenneth W. Harrell and wife, Machelle K. Harrell, by Warranty Deed from The Jones Company of Tennessee, LLC dated May 27, 2011 of record in Instrument No. 20110531-0041201, Register's Office of Davidson County, Tennessee. Previously being a portion of the same property conveyed to The Jones Company of Tennessee, LLC by Deed from Greystone Properties, LLC dated April 15, 2004 of record in Instrument No. 20040429-0048025, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3064 Barnes Bend Drive, Antioch, TN 37013

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, has 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 **27th** day of **November, 2012**

Kenneth W. Harrell by Machelle K. Harrell as Attorney in Fact
Kenneth W. Harrell, by Machelle K. Harrell, his Attorney in Fact

Machelle K. Harrell
Machelle K. Harrell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, Machelle K. Harrell, individually and on behalf of Kenneth W. Harrell, as Attorney--in-Fact, pursuant to the Power of Attorney of record in Instrument No. 20121205011781, Register's Office of Davidson County, Tennessee, and who acknwledged that she executed the same as her free act and as the free act and deed of the said Kenneth W. Harrell, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **November, 2012**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY