Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1302 00126

Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sonya R. Hardin
Benjamin R. Hardin
500 Richmar Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:

MAP 146-4
GROUP
PARCEL 108

MORTGAGEE:
Churchill Mortgage Corporation
7610 Old Hickory Blvd. St 400
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130019875 DEEDWARR
Recvd: 03/12/13 09:04 3 pgs
Fees:18.00 Taxes:934.25
20130312-0024273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judith Jackson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sonya R. Hardin and Benjamin R. Hardin, wife and husband**, 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. 732 on the Plan of Caldwell Hall, Section XI, of record in Plat Book 3300, page 54, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Judith Jackson by deeds from Mary Johnette Jackson and Joseph W. Jackson, III, of record in Book 9941, page 818 (as to a one-half undivided interest) and Book 10297, page 494, (as to a one-half undivided interest), Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **500 Richmar Dr., Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **11th** day of **March, 2013.**

Judith Jackson

Judith Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Judith Jackson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of March, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $252,500.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: _____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014