BILL GARRETT, Davidson County
Trans:T20130022245 DEEDWARR
Recvd: 03/19/13 10:21 2 pgs
Fees:13.00 Taxes:573.50
20130319-0027080

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130300128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRITTENY EDWARDS 5034 SUTER DRIVE NASHVILLE, TN 37211	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA	147-10-0-035.00

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, WE,

SONYA R. HARDIN AND HUSBAND, BENJAMIN R. HARDIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRITTENY EDWARDS, UNMARRIED

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. 280 on the Plan of Caldwell Country Estates, Section 5, of record in Plat Book 3300, Page 16, said Register's Office, to which plat reference is hereby made for a more particular description.**

BEING the same property conveyed to Sonya R. Hardin and husband, Benjamin R. Hardin, by Warranty Deed from Patrick L. Akin and wife, Cheryl W. Akin, dated 5/18/07 and recorded 5/24/07 in Instrument No. 20070524-0062050, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5034 SUTER DRIVE, NASHVILLE, TN 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 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 11th day of MARCH, 2013.

SONYA R. HARDIN

BENJAMIN R. HARDIN

** (erroneously referred to as Caldwell County Estates in Deed of Acquisition)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SONYA R. HARDIN AND HUSBAND, BENJAMIN R. HARDIN 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 at Smyrna, Tennessee, this 11th day of MARCH, 2013.

Commission Expires:_____

Notary Public

MY COMMISSION EXPIRES:
September 9, 2014