This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130054227 DEEDWARR
Recvd: 06/26/13 12:43 2 pgs
Fees:13.00 Taxes:1224.70
20130626-0065741

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
William E. Hardwick **701 Woodridge Court** **Brentwood, TN 37027**	**New Owner**	**160-12-175**

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That **Charles L. Varn and Crissy S. Varn, husband and wife** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **William E. Hardwick and wife, Loyanne H. Hardwick** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section "A", Woodridge, of record in Book 7900, Page 181, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to the Grantors by warranty deed from Donald N. Gallent and wife, Suzanne Swanson, dated June 3, 2005, of record as Instrument No. 20050610-066918, Register of Deeds of Davidson County, Tennessee

This is improved property which bears the address of: 701 Woodridge Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 8th day of **June, 2013.**

Charles L. Varn
Charles L. Varn

Crissy S. Varn
Crissy S. Varn

STATE OF ~~TENNESSEE~~ Florida.
COUNTY OF Hernando.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Charles L. Varn and Crissy S. Varn,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brooksville ~~Tennessee~~ Florida, on this 8 day of **June, 2013.**

Notary Public

Commission Expires: 2/11/2016

CHRISTINE H. BROWNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE166459
Expires 2/11/2016

State of TENNESSEE
County of Williamson

The actual consideration or value for this property (whichever is greater) is **$331,000.00**.

Sworn to and subscribed before me this 19th day of **June, 2013.**

Affiant

Notary Public

My Commission Expires: 9/8/13

NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON