BILL GARRETT, Davidson County
Trans:T20130060749 DEEDWARR
Recvd: 07/17/13 09:51 2 pgs
Fees:13.00 Taxes:2275.50

20130717-0073716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$615,000.00**

Andrea Wenk Hardy
Affiant

Subscribed and sworn to before me, this 15th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Scott Hardy	Metropolitan Bank	131-08-0-F
(NAME)	(NAME)	(MAP)
1126 Granny White Court	3500 Lakeland Drive, Suite 501	011.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Flowood, MS 39232	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Whitney C. Sitzler, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Douglas Scott Hardy and Andrea Wenk Hardy, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2B of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, in Nashville, TN, together with Easements as shown in Instrument No. 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, in the Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Heights Condominiums, contained in the Master Deed recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same though copied herein.

Being the same property conveyed to Whitney C. Sitzler by Deed from Robert F. Chapski and wife, Cherie N. Chapski of record at Instrument No. 20100701-0051672, Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 1, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1126 Granny White Court, Nashville, Tennessee 37204

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 my hand this 15th day of July, 2013.

Whitney C Sitzler

Whitney C. Sitzler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Whitney C. Sitzler; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2013.

Notary Public

My Commission Expires: 1/9/2016