WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091421 DEEDWARR
Recvd: 10/24/13 14:09 2 pgs
Fees:13.00 Taxes:1461.50
20131024-0110952

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-21-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Shea Hardin	New Owner	13205006500
(NAME)	(NAME)	
4318 Dale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4126		
(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 considerations, the receipt of which is hereby acknowledged, we, **Richard Watts and wife, Heather Luea**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Samuel Shea Hardin and Catherine Hardin, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 23, on the plan of Map of Glendale Park, Section 1, of record in Plat Book 1130, Page 45, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard Watts and wife, Heather Luea by Deed from Joshua C. Nickols and wife, Hilary C. Nickols a/k/a Hilary H. Nickols, dated 11/30/2010 and filed for record on 12/02/2010 in Instrument 201012020095891, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 1130, Page 45, said Register's Office.
Joint Driveway Easement of record in Book 4548, Page 571, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4318 Dale Avenue, Nashville, TN 37204-4126
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-17223
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 October, 2013.

Richard Watts by Ken Cline atty in fact
Richard Watts by Ken Cline, Attorney in Fact

Heather Luea by Ken Cline atty in fact
Heather Luea by Ken Cline, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken Cline, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Richard Watts and Heather Luea, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2013.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122