BILL GARRETT, Davidson County
Trans:T20140000117 DEEDWARRSP
Recvd: 01/02/14 10:02 4 pgs
Fees:23.00 Taxes:370.00
20140102-0000125

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

TENNESSEE SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Kevin Hardison and Deborah R. Love Hardison 363 Janette Avenue Goodlettsville, TN 37072	Kevin Hardison and Deborah R. Love Hardison 363 Janette Avenue Goodlettsville, TN 37072	Map 33-12 Parcel 142.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erwin C. Hardison III**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Hardison** and wife, **Deborah R. Love Hardison**, hereinafter called Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

> Land in Davidson County, being Lot No. 298 on the Plan of GATEWOOD, SECTION 3, as of record in Book 4175, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Erwin C. Hardison III by deed from Deborah R. Love Hardison and husband, Kevin Hardison, recorded as Document No. 20021015-0126290, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.
>
> This is improved property, known as 363 Janette Avenue, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever, and Grantor covenants with Grantees that he 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 himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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.

Denise K. Hardison joins in this conveyance for the purpose of conveying any right, title or interest she may have in or to such property, marital or otherwise.

EXECUTED as of the 31st day of December, 2013.

Erwin C. Hardison III

Denise K. Hardison

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Norma J. King, a Notary Public in and for said State and County, **Erwin C. Hardison III**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 31st day of December, 2013.

Norma Jean King
Notary Public

My Commission Expires: 9/11/2017

NORMA JEAN KING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Norma J. King, a Notary Public in and for said State and County, **Denise K. Hardison**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 31st day of December, 2013.

Norma Jean King
Notary Public

My Commission Expires: 9/11/2017

NORMA JEAN KING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Erwin C. Hardison

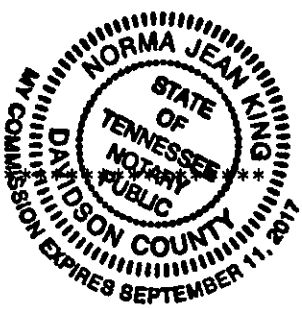
Affiant

Subscribed and sworn to before me this the 31st day of December, 2013.

Norma Jean King

Notary Public

My Commission Expires: 9/11/2017



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422300.001. sj. Warranty Deed.wpd