THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140023381 DEEDWARR
Recvd: 04/07/14 13:54 2 pgs
Fees:13.00 Taxes:2036.85
20140407-0028918

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Williamson and Sarah Williamson 708 Heather Spring Brentwood, Tennessee 37027	FirstBank 3500 Blue Lake Drive Birmingham, AL 35243	160-12-0-169.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOSEPH S. HARDWICK and wife, ELLA PAULINE HARDWICK**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RYAN WILLIAMSON and wife, SARAH WILLIAMSON**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Williamson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Epworth Subdivision of record in Book 5200, page 745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph S. Hardwick and wife, Ella Pauline Hardwick by deed from Christopher W. Dunn and Yvonda A. Dunn, both unmarried of record in Instrument No. 20030203-0014652, said Register's Office.

This is improved property known as **708 Heather Spring, Brentwood, Tennessee 37027 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **3rd** day of **April, 2014**:

Joseph S. Hardwick

Ella Pauline Hardwick

Joseph S. Hardwick

Ella Pauline Hardwick

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 **JOSEPH S. HARDWICK and ELLA PAULINE HARDWICK**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 3rd day of April, 2014:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $550,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of April, 2014:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON