(1)

Warranty Deed

BILL GARRETT, Davidson County Trans:T20140029734 DEEDWARR Recvd: 05/01/14 09:14 2 pgs Fees:13.00 Taxes:3089.50 20140501-0036633	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $835,000.00 Affiant Subscribed and sworn to before me, this the 28th day of April, 2014. Notary Public My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Halbert and Rhonda Halbert	Same	
6240 Hillsboro Pike		158-02-0-015.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **N. C. HARDEN AND J. D. HARDEN, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON HALBERT AND RHONDA HALBERT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture eleven (11) acre tract lying on the east side of Hillsboro Pike and described as follows:

BEGINNING at an iron pin on the north boundary of the Goodpasture tract, said pin being 317.3 feet measured along the north boundary from the northeast corner of said Goodpasture tract; thence South 0 degrees 21' East, 387.1 feet to an iron pin on the south boundary of the Goodpasture tract, it being 321.3 feet measured along the south boundary from the southeast corner of the Goodpasture tract; thence north 86 degrees 00' west with the said south boundary, 226' to a point; thence north 0 degrees 21 minutes west 387.1 feet to a point on the north boundary of the Goodpasture tract; thence, south 86 degrees 00' east with the said north boundary 226' to the point of beginning. A 30 foot easement, more or less, along the northerly line of subject property serving the premises in question, of record in Book 2924, Page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to N. C. Harden and J. D. Harden by Special Warranty Deed from US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4 By: Bank of America N.A., successor by merger to BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans Servicing LP, of record at Instrument No. 20120329-0026536, Register's Office for Davidson County, Tennessee, dated February 3, 2012 and recorded on March 29, 2012, as corrected by Scrivener's Affidavit in Instrument No. 20120524-0044897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6240 Hillsboro Pike, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2014.

N. C. Harden

J. D. Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named N. C. Harden and J. D. Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017