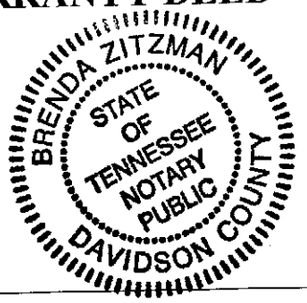
# WARRANTY DEED




STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,250.00

Affiant

Subscribed and sworn to me on June 13th, 2014

NOTARY PUBLIC
My Commission Expires: 11-6-17

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/13/14 11:03 3 pgs
Fees:18.00 Taxes:1292.23
**20140613-0051787**

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| James David & Sandra Hardison<br>6208 Palomar Court<br>Nashville, TN 37211 | SAME | 172-10-0-B-075.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Julia McClard Miller and Cynthia McClard Willard, sole heirs to the Estate of Durard Leroy McClard, and Julia McClard Miller, as executrix of the Estate of Durard Leroy McClard, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto James David Hardison and Sandra Hardison, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot Number 75 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, as revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to D. LeRoy McClard and wife, Christine D. McClard by Warranty Deed from Belmont Homes, LLC of record in Instrument No. 20010323-0028362, Register's Office for said County. The said Christine D. McClard predeceased D. LeRoy McClard, leaving him as the surviving tenant by the entirety. The said D. LeRoy McClard having since died on April 16, 2014. Under his will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 14P-751, he devised all of his real property to Julia McClard Miller and Cynthia McClard Willard.
>
> Julia Miller, executrix of the Estate of Durard Leroy McClard, hereby joins in this conveyance to convey any interest of the Estate in the subject property.
>
> This property is improved property known as 6208 Palomar Court, Nashville, TN 37211.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on June 13th, 2014.

Julia McClard Miller, executrix

Julia McClard Miller, as executrix of the Estate of Durard Leroy McClard

Julia McClard Miller, heir

Julia McClard Miller, as heir to the Estate of Durard Leroy McClard

Cynthia McClard Willard

Cynthia McClard Willard, as heir to the Estate of Durard Leroy McClard

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 13th day of June, before me, the undersigned Notary Public, personally appeared Julia McClard Miller, known to me (or proved to me on the basis of satisfactory evidence), to be the Executrix of the Estate of Durard Leroy McClard, the within named bargainor, and that she as such executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Durard Leroy McClard by herself as such executrix.

Witness my hand and official seal on June 13th, 2014.

Brenda Zitzman
NOTARY PUBLIC

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-17

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 13th day of June, before me, the undersigned Notary Public, personally appeared Julia McClard Miller, known to me (or proved to me on the basis of satisfactory evidence), to be heir of the Estate of Durard Leroy McClard, the within named bargainor, and that she as such heir executed the foregoing instrument for the purposes therein contained, by signing her name as such heir.

Witness my hand and official seal on June 13th, 2014.

Brenda Zitzman
NOTARY PUBLIC

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-17

**STATE OF GEORGIA**
**COUNTY OF** Worth

On this 11 day of June, before me, the undersigned Notary Public, personally appeared Cynthia McClard Willard, known to me (or proved to me on the basis of satisfactory evidence), to be heir of the Estate of Durard Leroy McClard, the within named bargainor, and that she as such heir executed the foregoing instrument for the purposes therein contained, by signing her name as such heir.

Witness my hand and official seal on June 11, 2014.

Betty Ann Dowdy
NOTARY PUBLIC

BETTY ANN DOWDY
NOTARY PUBLIC
WORTH COUNTY, GA

My Commission Expires:

# Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017