BILL GARRETT, Davidson County
Trans:T20140043945 DEEDWARR
Recvd: 06/20/14 13:44 2 pgs
Fees:13.00 Taxes:399.60
20140620-0054140

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Andrew Michael Jones 101 Lidgate Terrace Goodlettsville, TN 37072	Aspire Financial, Inc. dba Aspire Lending 4100 Alpha Road, Ste. 400 Dallas, TX 75244	026-07-0-192.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lester E. Hardison, widower (collectively, the "Grantor") has bargained and sold, and hereby transfer and convey, to Andrew Michael Jones, an unmarried man, his heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 345, PHASE 2, SECTION 3, WINDSOR GREEN, as shown on plat of record in Plat Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lester E. Hardison and wife, Dorothy E. Hardison by Warranty Deed from Phillips Builders, Inc., recorded on the 22nd day of January, 1992 in Deed Book 8532, Page 984, in the Register's Office of Davidson County, Tennessee. The said Dorothy E. Hardison is now deceased.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 101 Lidgate Terrace, Goodlettsville, TN 37072.

Said property is conveyed subject to the following matters:

(1) Davidson County Taxes for the year 2014 and subsequent years, not yet due and payable.
(2) City of Goodlettsville Taxes for the year 2014 and subsequent years, not yet due and payable.
(3) All matters shown on plat of record in Plat Book 6900, Page 845, said Register's Office.
(4) Covenants, Conditions and Restrictions of record in Book 6406, Page 929, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 18th day of June, 2014.

Lester E. Hardison

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $108,000.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lester E. Hardison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 18th day of June, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016