THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14071375** BILL GARRETT, Davidson County Trans:T20140052658 DEEDWARR Recvd: 07/22/14 08:18 2 pgs Fees:13.00 Taxes:777.00 20140722-0064789	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2014. Notary Public My Commission Expires: 9-26-16 CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Catherine L. Hardaway 136 Joshuas Run Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-09-0-248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Radebaugh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine L. Hardaway**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Esridge of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Radebaugh, married by Warranty Deed from The Hazel Elizabeth Paschal Trust of record in Instrument No. 20140602-0047415 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on June 2, 2014.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

The subject property is known as 1023 Fairwin Avenue Nashville, TN 37216.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property located at 1023 Fairwin Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 th day of July, 2014.

Julie Radebaugh

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Radebaugh, 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 16 th day of July, 2014.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY