WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061622 DEEDWARR
Recvd: 08/20/14 13:08 2 pgs
Fees:13.00 Taxes:795.50
20140820-0075813

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Codasta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-25-16
(AFFIX SEAL)

BRITTANY T. DUGGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micheal Chase Hardin	New Owner	Map & Parcel
(NAME)	(NAME)	#172-12-0-1-079.00 CO
1505 Roundhill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Criswell, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Klara Hardin and Micheal Chase Hardin, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 339, on the Plan of Bradford Hills, Section 3, as shown of record in Plat Book 7900, page 6, and as amended in Plat Book 7900, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to David Criswell, married, by deed form The Secretary of Housing and Urban Development, of Washington, DC, as shown of record in Instrument #20131211-0125535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Book 8069, page 170, and Book 8267, page 616, Register's Office for Davidson County, Tennessee. Subject to a Charter for Homeowner's Association in Book 8071, page 520 and By-Laws of record in Book 8071, page 531; subject to an easement and right-of-way of record in Book 8377, page 764; Book 8379, page 769; Book 8377, page 808; Book 8377, page 972; and Book 10316, page 577; and subject to conveyance for open space of record in Book 9779, page 672; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Subject property has been used solely for investment purposes only.

unimproved ☐

This is improved ☒ property, known as 1505 Roundhill Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 17th day of July, 2014.

David Criswell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Criswell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 17th day of July, 2014.

Commission expires: 5-20-17

Notary Public

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY