Davidson County DEEDWARR
Recvd: 09/19/14 14:48 3 pgs
Fees:18.00 Taxes:917.60
20140919-0086347

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of September, 2014, by and between Russell James Bartley, Married, party of the first part, and Jesse Hardaway and Wendy Hardaway, A Married Couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF POPLAR CREEK ESTATES, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 647, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR AM ORE PARTICULAR DESCRIPTION.

Being all or part of the same property conveyed to Russell James Bartley by virtue of that certain CASH Deed dated February 7, 2014, at Instrument No. 20140211-0011963 in the amount of $168,552.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed dated July 31, 2013 at Instrument No. 20130826-0089705 in the amount of $195,000.00 in the said Register's Office.

Being the same property previously conveyed to Jason Wade Barnett and Jennifer Nichole Barnette by virtue of Warranty Deed dated October 8, 2008 at Instrument No. 20080116-0104074 in the amount of $237,500.00 in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year _____ Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 9472, Page 824; Book 6474, Page 346-354; Book 6486, Page 587-588; Book 5349, Page 924; Book 6662, Pge 443; Book 6804, Page 536-538; Book 6987, Page 966; and Book 7964, Page 33; all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell James Bartley

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell James Bartley and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

My Commission Expires: _____

Property Owner & Address: Jesse Hardaway and Wendy Hardaway

309 Hollow Tree Court
Nashville, TN 37221

Tax Parcel No 155080A06100CO

Property Address: 309 Hollow Tree Ct
Nashville, TN 37221

MAIL TAX BILLS TO: Owner at Owner's Address

Firm File #: 20140848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $248,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of September, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

My Commission Expires:_____

Certificate of Authenticity

I, S.J. Beaubouef, 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 is 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, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016