Davidson County DEEDWARR
Recvd: 10/17/14 15:33 2 pgs
Fees:13.00 Taxes:1420.80
20141017-0096119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ 384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF October, 2014

Notary Public

MY COMMISSION EXPIRES: 12.18.17

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hardin and Margaret Hardin	**Peoples Home Equity**	Map-Par. 032-00-0-187.00
(NAME)	(NAME)	
1657 Hunters Lane	150 N Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sean T. Page and wife Kimberly R. Page** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Hardin and Margaret Hardin;*** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * Husband and Wife SS

Land in Davidson County, Tennessee, being all of Lot No. 5 and the eastern 25 feet of Lot 4, on the Final Plat of the Dolly Keen Property, Hunters Lane, of record in Instrument No. 20011211-0136450, in the Register's Office for Davidson County, Tennessee, as further reflected and shown as "Lot 4" on the First Revision of the Plat of the Dolly Keene Property Hunters Lane, of record in Instrument No. 20040611-0069477, in said register's office, said eastern 25 feet of the Lot 4 on the said original plat, and the western 25 feet of the Lot 5 on the said revised plat, being more particularly described by Surveyor Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the southerly margin of Hunters Lane, said pin being a common corner to Lots 3 & 4 of the "First Revision" of the plat of the Dolly Keene Property (IN 20040611-0069477); Thence with said margin S 60°04'17" E, 25.00' to a point; Thence S 27°55'43" W, 282.01' to a point; Thence N 62°04'17" W, 25.00' to a point; Thence N 27°55'28" E, 282.01' to the point of beginning containing 0.162 acres more or less.

Being the same property conveyed to Sean T. Page and Kimberly R. Page by Warranty Deed dated June 19, 2003 from Dolly Keene, f/k/a Dolly Mai Williams, and filed of record in June 26, 2003 in Instrument No. 20030626-0088185, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Sean Page and wife, Kimberly Page, by Warranty Deed from Dolly Mai Williams, married, dated September 25, 2006, and recorded January 12, 2007, as Instrument No. 20070112-0004965, in said Register's Office.

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.

Executed by my hand this 15 Day of October 2014.

Seller:

Sean T. Page
by Debbie Guthery-Owen by Power of Attorney
Sean T. Page by Debbie Guthery-Owen by Power of Attorney

Kimberly T. Page
by Debbie Guthery-Owen by Power of Attorney
Kimberly R. Page by Debbie Guthery-Owen by Power of Attorney

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Debbie Guthery-Owen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument on behalf of Sean T. Page and wife Kimberly R. Page the bargainors as Attorney in Fact by Power of Attorney, of simultaneous recording, for the purposes therein contained as such Attorney in Fact for said Sean T. Page and wife Kimberly R. Page.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and Official Seal this 15 Day of October 2014

Notary Public

My Commission Expires: MAR 08 2016

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017