Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-0061R

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF March, 2015.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John Samuel Hardeman	Regions Bank	
809 Birch Mill Point North	2050 Parkway Office Circle	175060A07500CO
Antioch, TN 37013	Birmingham, AL 35244	

WARRANTY DEED

FOR AND IN 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,

Leigh Anne Spencer n/k/a Leigh Anne Stevens and husband T. G. Stevens

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Samuel Hardeman and wife Carolyn Hardeman

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:

Being all of Lot 129 onthe plan of Final Plat, Phase 1, The Preserve at Old Hickory, "Cluster Lot Subdivision," a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Leigh Anne Spencer on 04/15/2013, by deed from Mark J. Schermerhorn and Heather Sarah Schermerhorn, husband and wife, filed for record on 04/25/2013 in Instrumenet No. 20130425-0040983, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 809 Birch Mill Point North, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20150018856 DEEDWARR
Recvd: 03/16/15 13:17 2 pgs
Fees:13.00 Taxes:540.20
20150316-0022311

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 5 day of March, 2015.

Leigh Anne Spencer nka Leigh Anne Stevens

Leigh Anne Spencer nka
Leigh Anne Stevens

T. G. Stevens

T. G. Stevens

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leigh Anne Spencer nka Leigh Anne Stevens and T. G. Stevens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of March, 2015.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY