BILL GARRETT, Davidson County
Trans:T20150038865 DEEDWARR
Recvd: 05/19/15 12:22 2 pgs
Fees:13.00 Taxes:406.63
20150519-0046094

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of May, 2015, by and between Frank E Hardy, unmarried, party of the first part, and Cassandra F Biles, an unmarried woman, 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:

Being Lot No. 14 on the Plan of Northbrook, Phase Two, Final Plat of record in Plat Book 9700, Page 769, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Frank E. Hardy by virtue of that certain Special Warranty Deed dated August 25, 2004, at Instrument No. 20040917-0112351 in the amount of Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Frank E Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Frank E Hardy, 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 15th day of May, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Cassandra F Biles

3853 Northbrook Drive, Nashville, TN 37207

Tax Parcel No 05006010300

Property Address: 3853 Northbrook Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: Guaranty Trust Co
316 Robert Rose Dr
Murfreesboro, Tn 37129

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 $109,900.00 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 15th day of May, 2015.

Charlotte A. Burbank
Notary Public

My Commission Expires

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016