15a015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/15 11:44 2 pgs
Fees:13.00 Taxes:880.60
20150617-0057702

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Andrew Hardy Jennifer L. Hardy	Southwest Funding, LP	181-10-0A-095.00 CO
(NAME)	(NAME)	
6833 Scarlet Ridge Dr.	13150 Coit Road, Ste. 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, TX 75040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jordan M. Williams, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Andrew Hardy and Jennifer L. Hardy, husband and wife,** 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, being Lot No. 335, Phase 3, Autumn Oaks, as shown on plat of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan M. Williams, unmarried, by deed of record in Instrument Number 20140918-0085641, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Phase 3, Autumn Oaks, of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument Nos. 20101206-0096935 and 20100414-0028160, Register's Office for Davidson County, Tennessee. Subject to all matters appearing on the plan of record in Instrument No. 20020523-0062993, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers/Storm Drainage of record in Book 9343, Page 197, Book 9343, Page 199 and book 1127, Page 799, Register's Office for Davidson County, Tennessee. One-Forth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, Page 284, and Book 6704, Page 397, Register's Office for Davidson County, Tennessee. Subject to right of way easement to Gulf Interstate Gas Company of record in Book 2245, page 271, as partially released in Book 6968, Page 25, Register's Office for Davidson County, Tennessee. Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, Page 667 as partially released in Book 6968, Page 25, Register's Office for Davidson County, Tennessee. Restrictions contained in Deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Lewis Brown to Nicholas W. Randolph of record in Book 6704, Page 397, as amended in Book 6968, Page 30, Register's Office for Davidson County, Tennessee. Subject to restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, page 405, amended by instrument of record in Book 6968, Page 30, Register's Office for Davidson County, Tennessee. Easements of record in Book 3376, Page 239, Book 475, Page 547, Register's Office for Davidson County, Tennessee. Subject

to flow of water of Mill Creek and rights of public therein. Subject to rights of upper and lower riparian owners to the flow of waters of Mill Creek, free from dirounition or pollution. Subject to changes in boundary of the subject property as a result of erosion caused by the flow of Mill Creek. Stormwater Detention Agreement of record Book 7760, page 970, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision. Subject to lien for special assessments as set out in the restrictions. Charter of Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010912-0099443; By-Laws and Homeowners Association attached thereto; as amended by Instrument No. 20030513-0064238, Register's office for Davidson County, Tennessee. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons. Subject to United Telephone Company of record in Instrument No. 20020826, page 0103047 and Instrument No. 20020918-00113710, Register's Office for Davidson County, Tennessee. Subject to all matters as set out on the Boundary plat of Autumn Oaks of record in plat Book 6900, page 786 and matter on plan of Section One, Autumn Oaks of record in Plat Book 9700, Page 913 and 914, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6833 Scarlet Ridge Dr., Brentwood, TN 37027

(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/our hands this 10th day of June, 2015.

Jordan M. Williams

State of Tennessee
County of Williamson

Personally appeared before me Jordan M. Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2015.

Notary Public _____
My Commission Expires: _____

KASEY BELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9558

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018