WARRANTY DEED

File #15754

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter A. Hardy		-142-07-0-E11-10-0CO
(NAME)	NEW OWNER (NAME)	
7245 Highway 70 South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372212844		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Karen Alison Day Pack and husband, Harry D. Pack,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter A. Hardy, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 111, on the Plan of Belle Glen Condominiums, of record in Plat Book 8250, Page 929, and Exhibit E To Second Amendment to Master Deed in Book 11186, Page 935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Alison Day by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitizatiom Corporation Trust 2007-HE1 of record in Instrument No. 20110628-0049257 Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on June 28, 2011. Karen Alison Day having since married and is now known as Karen Alison Day Pack. Harry D. Pack, spouse of Karen Alison Day Pack , joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 7245 Highway 70 South, Nashville, TN 372212844
(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.

BILL GARRETT, Davidson County
Trans:T20150089519 DEEDWARR
Recvd: 10/21/15 08:53 2 pgs
Fees:13.00 Taxes:493.95
20151021-0106859

Witness my hand this 15th day of October, 2015.

Karen Alison Day Pack

Karen Alison Day Pack

Harry D. Pack

Harry D. Pack

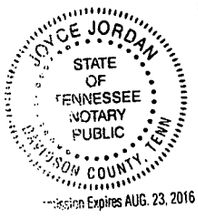
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Karen Alison Day Pack and Harry D. Pack, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2015.

My commission expires: 8-23-16

Joyce Jordan
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027