This instrument prepared by Thomas W. Hardin, Attorney, 102 West Seventh Street, Post Office Box 929, Columbia, Tennessee 38402

BILL GARRETT, Davidson County
Trans:T20150103260 DEEDWARR
Recvd: 12/07/15 12:35 3 pgs
Fees:18.00 Taxes:888.00
20151207-0123046

Map No. 104-16
Parcel No. 137

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **MARY JENKINS HARDIN and husband, BRETT A. SHERIFF,** have this day bargained and sold and do by these presents sell, transfer and convey unto **KIM J. HARDIN and THOMAS W. HARDIN,** as joint tenants with right of survivorship, their heirs and assigns, the following described tracts or parcels of land, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the east 57 ½ feet of Lot number 110 on the Plan of George E. Blair's Revised Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot Number 110 fronts 57 ½ feet on the south side of Ashwood Avenue and runs back between parallel lines 174.7 feet to an alley.
>
> Being the same property conveyed to Mary Jenkins Hardin and husband, Brett Sheriff, by deed recorded as Instrument T20130052169, said Register's Office, dated June 19, 2013.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
>
> This is improved property known as **1713 Ashwood Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and

pertaining unto KIM J. HARDIN and THOMAS W. HARDIN, their heirs and assigns, in fee simple forever.

We. MARY JENKINS HARDIN, and husband, BRETT SHERIFF, covenant with KIM J. HARDIN and THOMAS W. HARDIN, that we are lawfully seized and possessed of the above-described tract or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered, except for current year's taxes, and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and defend the title to the said above-described property unto the said KIM J. HARDIN and THOMAS W. HARDIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 3 day of November, 2015.

MARY JENKINS HARDIN

BRETT A. SHERIFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named Mary Jenkins Hardin and husband, Brett A. Sheriff, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 3 day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

O A T H

Kim J. Hardin, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for transfer of the property described herein is $ 240,000.00.

Sworn to and subscribed before me, this the 3rd day of January, 2015.

NOTARY PUBLIC

KAREN D. MANLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

My Commission Expires: 7/17/2017

NAME AND ADDRESS OF NEW OWNER:

Kim J. Hardin
1713 Ashwood Avenue
Nashville, TN. 37212

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR TAXES:

Kim J. Hardin
1713 Ashwood Ave
Nashville, TN. 37212