WARRANTY DEED

File #2016-129

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00.

Affiant

Subscribed and ~~sworn to before me~~ on February 24,2016.

NOTARY PUBLIC
My Commission Expires: 10.12.19

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sidney Hardyway Tonia Hardyway 4862 Clarksville Pike Whites Creek, TN 37189	New Owner	048-00-0-025.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BELLE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SIDNEY HARDYWAY AND TONIA HARDYWAY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A small tract in the 14th formerly 24th Civil District of Davidson County, Tennessee, being known as Tract 16 on the unrecorded map showing the subdivision of fifteen lots for R. K. Smith as conveyed from Herman Thompson, and described according to a copy of a survey made August 28, 1952, by L. D. Justice, Surveyor, as follows:

Beginning at a point in the northeasterly margin of Highway No. 112 at the corner of Lots 15 and 16, being the most southerly corner of the lot conveyed to Louis W. Schroader and wife, by deed from J. R. Dillow and wife, of record in Book 2447, page 220, Register's Office for said County; thence with the line between lots 15 and 16, northeasterly 400 feet to a point; thence southeasterly 100 feet to corner of Lot 17; thence with the line between Lot 16 and 17, southeasterly 400 feet to the margin of Highway No. 112; thence with the margin of the same, northwesterly 100 feet to the point of beginning.

Being the same property conveyed to BELLE INVESTMENTS, LLC, by deed from MARK ERVIN, of record in Instrument No. 20130621-0063906, dated February 27, 2013, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4862 Clarksville Pike, Whites Creek, TN 37189.

Davidson County DEEDWARR
Recvd: 02/26/16 12:31 3 pgs
Fees:18.00 Taxes:425.50
20160226-0018475

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 our hands on February 24, 2016.

Grantor:
Belle Investments, LLC, a Tennessee
limited liability company

By: _____, Member
Jerry Mark Ervin, Member

By: Laura Ervin, member
Laura Ervin, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Mark Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of Belle Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jerry Mark Ervin as Member.

Witness my hand, at office, this 24th day of February, 2016.

Hillary Torrence
Notary Public
My commission expires: 11-28-16



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Laura Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be a Member of Belle Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Laura Ervin as Member.

Witness my hand, at office, this 24th day of February, 2016.

Hillary Torrence
Notary Public
My commission expires: 11-28-16



True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY