WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160035853 DEEDWARR
Recvd: 05/02/16 09:35 2 pgs
Fees: 13.00 Taxes: 1110.00

20160502-0042532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 1/6/2020

(AFFIX SEAL)

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Hardwick	Freedom Mortgage	117-07-0F
(NAME)	(NAME)	(MAP)
3463 Golf Club Lane	907 Pleasant Valley #3	009.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Mt Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Crystal Jarnigo formerly Crystal D. Lange, as to a 25% interest and Larry Jarnigo, as to a 25% interest and Howard C. Lange, as to a 50% interesst, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert L. Hardwick, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 9, on the plan of Brighton Court Phase One, as shown on the exhibit to the Master Deed of record in Book 6629, Page 532 and amended in Book 6912, Page 158, Book 6912, Page 163, Book 9315, page 795 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Court, Phase One of record as cited above, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crystal D. Lange, as to a 25% interest and Larry Jarnigo, as to a 25% interest and Howard C. Lange, as to a 50% interest by Quitclaim deed from Crystal D. Lange and Howard C. Lange of record in Instrument No. 20090616-0055892 Register's Office for Davidson County, Tennessee, dated May 31, 2009 and recorded on June 16, 2009.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3463 Golf Club Lane, Nashville, Tennessee 37215

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.

THE SUBJECT PROPERTY IS NOT, AND HAS NEVER BEEN, THE RESIDENCE OF GRANTOR HOWARD C. LANGE.

Witness my/our hand(s) this 29th day of April, 2016.

Crystal D Lange Jarnigo
Crystal Jarnigo formerly Crystal D. Lange

Larry Jarnigo
Larry Jarnigo

Howard C. Lange

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Crystal Jarnigo formerly Crystal D. Lange, Larry Jarnigo and Howard C. Lange, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of April, 2016.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail to:

Jim R. Vanderpool, P.C.
266 Seaboard Lane, Suite G-104
Franklin, TN 37067