BILL GARRETT, Davidson County
Trans:T20160067723 DEEDWARR
Recvd: 08/05/16 11:02 2 pgs
Fees:13.00 Taxes:684.50
20160805-0081374

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dennis Harding & Amanda Harding
1513 Aaronwood Drive
Old Hickory, TN 37138-4235

SEND TAX BILL TO:
New Owner

MAP/PARCEL 063-16-0B-081.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Larry Hess and wife, Marta Hess,** has this day bargained and sold, and does hereby transfer and convey unto **Dennis Harding and Amanda Harding, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Hampton Park (Chitwood Downs) of record in Plat Book 6900, Page 550 through 552, inclusive, as amended in Book 8181, Page 112, and as corrected in Book 7462, Page 445 and Book 8110, Page 401 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 Larry Hess and Marta Hess, husband and wife by Warranty deed from Jacqueline Fenstermacher, unmarried of record in Instrument No. 20130102-0000131 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 02, 2012.

This is improved property known as: **1513 Aaronwood Drive, Old Hickory, Tennessee 37138-4235**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Plat Book 6900, Pages 550 through 552, as

corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, and restrictions in Book 7351, Page 852 amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 3rd day of August, 2016.

Larry Hess

Marta Hess

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Larry Hess and Marta Hess,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of August, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of August, 2016.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016