# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Andrea Bond Jacquin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard E. Hardison | Wells Fargo Bank | 135 16 0B 074.00 |
| (NAME) | (NAME) | |
| 550 Flintlock Court | 2701 Wells Fargo Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Minneapolis, MN 55467 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20160099211 DEEDWARR
Recvd: 11/09/16 12:12 2 pgs
Fees: 13.00 Taxes: 499.50
20161109-0118597

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, WE, **David Gregory Jacquin and Andrea Jacquin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Hardison, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 74 on the Plan of Woodbridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

This Conveyance is subject to any and all easements and restrictions of record.

Being the same property conveyed to David Gregory Jacquin, an unmarried man and Andrea Bond, an unmarried woman by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, filed for record 09/08/2004 in Instrument No. 20040908-0108752, Register's Office for Davidson County Tennessee. The said Andrea Bond is now known as Andrea Jacquin.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 550 Flintlock Court, Nashville, TN 37217
(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.

Witness our hands this 7th day of NOVEMBER, 2016.

David Gregory Jacquin

By: Andrea Jacquin, Attorney in Fact

Andrea Jacquin

Andrea Bond Jacquin Attorney in fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrea Jacquin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named David Gregory Jacquin and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

On this 7th day of November, 2016

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of TENNESSEE

County of DAVIDSON

On this 7TH DAY OF NOVEMBER, 2016, before me, a Notary public in and for said County and State, personally appeared Andrea Jacquin, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019