THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Pike, Suite 400
Nashville, TN 37205
File No. CS187001154

BILL GARRETT, Davidson County
Trans:T20170004225 DEEDWARR
Recvd: 01/17/17 10:45 3 pgs
Fees:18.00 Taxes:1082.25
20170117-0004749

Grantee:
Leon Bond and Loretta Bond
3064 Barnes Bend Drive
Antioch, TN 37013

Send Tax Bills To:
Hometown Lenders LLC
310 The Bridge St, 4th Fl, Ste A
Huntsville, AL 35806

Map & Parcel No.:
173100A02600CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th **day of** January, **20**17, by and between **David C. Hardy, Jr. and Deborah L. Hardy, husband and wife,** party of the first part, and **Leon Bond and Loretta Bond, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($292,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David C. Hardy, Jr. and Deborah L. Hardy, husband and wife, from Kenneth W. Harrell and Machelle K. Harrell, husband and wife, by Warranty Deed dated November 27, 2012, of record in Instrument No. 20121205-0111782, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David C. Hardy, Jr.

Deborah L. Hardy

STATE OF FLORIDA, COUNTY OF Sumter

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **David C. Hardy, Jr. and Deborah L. Hardy, husband and wife,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 5th **day of** Jan, **20**17.

Notary Public

DANA M. IVANCOVICH
MY COMMISSION # FF 960180
EXPIRES: May 29, 2020
Bonded Thru Notary Public Underwriters

My commission expires: 05-29-2020

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$292,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 9th **day of** January, 2017.

Notary Public

My commission expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

PROPERTY ADDRESS:
3064 Barnes Bend Drive
Antioch, TN 37013