Davidson County DEEDWARR
Recvd: 01/26/17 10:56 3 pgs
Fees:18.00 Taxes:1572.50
20170126-0008533

G-29313-5

33450

Box 14

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert A. Hardin and Laurie S. Hardin	~~"New Owners"~~ SunTrust Mortgage	**131-03-0-B-140.00co**
4400 Belmont Park Terrace, Unit 140	1001 Semmes Ave, RVW5093	
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty Sue Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert A. Hardin and Laurie S. Hardin, husband and wife

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:

LAND in Davidson County, Tennessee, being Building Site No. 140, on the Plan of Arden Place Section Two, of record in Book 4675, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Harry Stanley Allen and wife, Betty Sue Allen, by Deed from Patricia P. Bateman and Josephine V. Bush, as joint tenants with right of survivorship of record in Book 11086, Page 571, Register's Office for Davidson County, Tennessee.

The said Harry Stanley Allen having quitclaimed to Betty Sue Allen, by Quitclaim Deed of record in Book 11333, Page 513, dated 02/01/1999, said Register's Office.

The said Betty Sue Allen having quitclaimed to Harry Stanley Allen, Jr. and wife, Betty Sue Allen by Quitclaim Deed or record in Instrument No. 20001128-0116537, dated 10/19/2000, said Register's Office.

The said Harry Stanley Allen, Jr., died on March 29, 2008, said property is vested in Betty Sue Allen as the surviving tenant by the entirety.

THE conveyance subject to the following:

(1) The Plan of record in Book 4675, Page 119, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions of Arden Place, of record in Book 4754, Page 455, and First Supplemental for Section Two in Book 4819, Page 564, Register's Office for Davidson County, Tennessee.

(3) Charter of Arden Place Homeowners' Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.

(4) Dedication of Common Areas to Arden Place Home Owners' Association, Inc., of record in Book 4820, Page 77, said Register's Office.

(5) Taxes for current year which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **4400 Belmont Park Terrace, Unit 140, Nashville, TN 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 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 my/our hand(s) this **23rd** day of **January, 2017.**

Betty Sue Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Betty Sue Allen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

