WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009288 DEEDWARR
Recvd: 02/01/17 09:16 2 pgs
Fees:13.00 Taxes:1176.60

20170201-0010517

P-BR-16-2026-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Hardy	**Mortgage Investors Group**	
(NAME)	(NAME)	
2026 Graybar Ln	**8320 East Walker Springs Lane**	**117-11-0D-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Knoxville, TN 37923**	
(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, **JOSEPHINE N. CAVENDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HARDY AND WIFE, SARAH HARDY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2026, Turnberry Square Condominiums, as established by the Master Deed and shown on Exhibit "D" of said Master Deed as of record at Book 6686, page 166, as amended at Book 6814, page 165, together with the undivided interest in the common elements as specified therein all to which reference is hereby made and the same incorporated herein for a complete description of said unit and this conveyance.

Being the same property conveyed to Josephine N. Cavender, an unmarried person by Warranty deed from William F. Jenkins and wife, Carol Jenkins of record in Book 9473, page 636, Register's Office for Davidson County, Tennessee, dated September 23, 1994 and recorded on September 23, 1994.

This conveyance is subject to:
- Master Deed of record in Book 6686, Page 166, as amended in Book 6814, Page 165, supplemented in Book 8747, Page 521, and further amended in Book 9315, Page 795;
- Charter of record in Book 6849, Page 237;
- By-Laws of record in Book 6686, Page 197, as amended in Instrument Nos. 200008010075604 and 200609120112658;
- Storm Water Detention Agreement of record in Book 6634, Page 506, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2026 Graybar Ln, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JANUARY, 2017.

Josephine N. Cavender

Josephine N. Cavender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPHINE N. CAVENDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2017.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212