BILL GARRETT, Davidson County
Trans:T20170051089 DEEDWARR
Recvd: 06/15/17 09:29 2 pgs
Fees:13.00 Taxes:761.83
20170615-0060054

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of June, 2017, by and between Brian K. Brasher and wife, Karen L. Brasher, party of the first part, and Erin K. Hardy, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in DAVIDSON County, Tennessee, being Lot No. 60 on the Plan of SECTION 18, EDGE-O-LAKE ESTATES, of record in Book 4675, Page 84, as amended in Book 5071, Page 711, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Brian K. Brasher and Karen L. Brasher by virtue of that certain Warranty Deed dated February 20, 1997, and being of record at Book 10356, Page 560 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in Book 4797, page 410, said Register's Office; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Brian K. Brasher

Karen L. Brasher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Brian K. Brasher and Karen L. Brasher, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

My Commission Expires: 9.25.19

Property Owner & Address:	Erin K. Hardy 541 Owendale Drive Antioch, TN 37013
Tax Parcel No	15001030700
Property Address:	541 Owendale Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at property address

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $205,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Erin K Hardy
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019