(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2017. Notary Public My commission expires: 5.2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dana G. Caridi and Robert C. Caridi	Franklin American Mortgage Company	09606022400
510 Crosswood Court	6100 Tower Circle #600	
Nashville, TN 37214	Franklin, TN 37067	

Davidson County DEEDWARR
Recvd: 07/19/17 16:11 3 pgs
Fees:18.00 Taxes:832.50
20170719-0072998

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Judy A. Jamison and Donna Faye Underwood and Kathy H. Lee and Timothy Darrell Hardy

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dana G. Caridi and Robert C. Caridi, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of Cloverhill, Section VIII of record in Plat Book 2331, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy W. Hardy and wife, Ann K. Hardy by Warranty deed from A.H. Johnson and wife, Malvin Johnson of record in Book 2441, page 85, Register's Office for Davidson County, Tennessee, dated July 15, 1955 and recorded on July 18, 1955.

Roy W. Hardy died July 30, 2016, having been predeceased by Ann K. Hardy. He left his property to Judy A. Jamison, Donna Faye Underwood, Cathy Lee Lee (correctly spelled Kathy Lee and being one and the same as Kathy H. Lee, the Grantor herein) and Timothy Darrel Hardy (correctly spelled Timothy Darrell Hardy and being one and the same as Timothy Darrel Hardy, the Grantor herein) in his Last Will and Testament of record at Docket No. 16P1600 in the Circuit Court of Davidson County, Tennessee (Probate Division)

This is improved property known as **510 Crosswood Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of July, 2017.

Judy A. Jamison

Donna Faye Underwood

Kathy H. Lee

Timothy Darrell Hardy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Judy A. Jamison, Donna Faye Underwood, Kathy H. Lee, and Timothy Darrell Hardy, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of July, 2017.

Notary Public
My Commission Expires: **5/20/19**

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SolomonParks File No. 417072

True Copy Certification

I, **Jessica Sparnell**, 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.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Gregory D. Vadner**, a notary public for this county and state, **Jessica Sparnell** 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: 4.24.19
Notary' Seal (if on paper)

