WARRANTY DEED

Bill Garrett Davidson County
Batch# 18338 **DEEDWARR**
10/26/2017 09:23:13 AM 2 pgs
Fees: $13.00 Taxes: $680.43

20171026-0109755

G-PR-17-881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00.

Delorise Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Jonathan F. Hull	**SWBC Mortgage**	
(NAME)	(NAME)	
881 Pin Oak Dr	**9311 San Pedro Ave., Ste. 100**	**164-08-0A-036.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(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, **DELORISE A. HARDIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN F. HULL, AN UNMARRIED MAN,** 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 Lot No. 193 on the Plan of Section One, Hallmark, "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20050315-0028142, 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 Delorise A. Hardin, unmarried by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20060112-0005010 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on January 12, 2006 and Re-Recorded on February 13, 2006 in Instrument No. 20060213-0016930.

This conveyance is subject to:
- Taxes for the year 2018, and subsequent years, a lien not yet due and payable.
- Subdivision restrictions, building lines and easements of record in Instrument No. 20050315-0028142, in the Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051116-0138367, Register's Office for Davidson County, Tennessee.
- Charter of Hallmark Owners Association, Inc. of record at Instrument No. 20060224-0021895, in the aforesaid Register's Office.
- Easements of record in Instrument Number 20040416-0043248 and in Book 4706, Page 227, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030519-0067720, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **881 Pin Oak Dr, Antioch, Tennessee 37013**.

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 24th DAY OF OCTOBER, 2017.

Delorise Hardin

Delorise A. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORISE A. HARDIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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