WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KAYLA E. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

G-WR-20-1513

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 506454 **DEEDWARR**
11/02/2020 09:40:07 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20201102-0127598

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brandon R. Blumhardt and Abigail C. Blumhardt	NEW OWNER	
(NAME)	(NAME)	**063-16-0B-081.00-CO**
1513 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **DENNIS HARDING AND AMANDA HARDING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON R. BLUMHARDT AND ABIGAIL C. BLUMHARDT, HUSBAND AND WIFE,** 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. 140 on the Plan of Hampton Park (Chitwood Downs) of record in Plat Book 6900, Page 550 through 552, inclusive, as amended in Book 8181, Page 112, and as corrected in Book 7462, Page 445 and Book 8110, Page 401, 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 Dennis Harding and Amanda Harding, husband and wife by Warranty deed from Larry Hess and wife, Marta Hess of record in Instrument No. 20160805-0081374 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 05, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6900, Pages 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, Page 179, and 8739, Page 991, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 737 and Book 11030, Page 785, 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: **1513 Aaronwood Drive, Old Hickory, Tennessee 37138**.

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 OCTOBER, 2020.

Dennis Harding

Amanda Harding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS HARDING, 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 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA HARDING, 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 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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