WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP38830

Instr:200005050045407 Page: 1 OF 2
REC'D FOR REC 05/05/2000 9:23:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $317.46

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2000

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine F. Sjoblom	**JEFFERSON HERITAGE MORTGAGE CO.**	83-7-145
(NAME)	(NAME)	
718 Powers Avenue	**15435 CLAYTON RD., P.O. BOX 17**	**15DA 48725**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	**BALLWIN, MO 63022-0017**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rosa LeNoir Hackney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine F. Sjoblom and husband Seth J. Powell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 of Block B on the Map of Tillman Subdivision, Part I, of record in Book 1130, Page 29, Register's Office for said County.

Said Lot No. 5 fronts 65 feet on the easterly margin of Powers Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Joseph R. Hackney and wife Rosa LeNoir Hackney, by deed of record in Book 2498, Page 249, Register's Office for Davidson County, Tennessee. The said Joseph R. Hackney having since died. The said Rosa LeNoir Hackney and Rosaline O. Hackney being one and the same.

This instrument is executed on behalf of Rosalie O. Hackney by Rhonda H. Robertson as her Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith..

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 718 Powers Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of April, 2000.

Rosa LeNoir Hackney
by Rhonda H Robertson

Rosa LeNoir Hackney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of April, 2000, before me personally appeared Rhonda H. Robertson, the person who executed the foregoing instrument on behalf of Rosalie O. Hackney and who acknowledged that she executed the same as the free act and deed of the said Rosalie O. Hackney , through Power of Attorney granted her by the said Rosalie O. Hckney

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2000.

Commission expires: May 26, 2002

Elizabeth E Jett

Notary Public

