This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030366

Davidson County DEEDWARR
Recvd: 09/19/03 12:41 2pgs
Fees:13.00 Taxes:254.50
20030919-0139006

**Send Tax Bills To:**
Shawn Hackett
409 Roma Court
Nashville, TN 37211

**New Owner is:**
2739 Bobby Avenue
Nashville, TN 37213

MAP: 73-01
PARCEL: 85.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Blue Spoon Properties, LLC** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shawn Hackett and wife, Leigh Anne Hackett** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 35 on the Map of Happy Valley, Section "B", not of record, described according to a survey made by Z.J. Wilkerson, Surveyor, dated September 2, 1945, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, the corner of Lots Nos. 34 and 35; thence with the line between said Lots, northerly 140 feet to a point, the corner of Lots No. 15 and 16; thence with the line between Lot No. 16 and Lot No. 35, easterly 75 feet to a point, the corner of Lots 17 and 36, southerly 140 feet to the northerly margin of Bobby Avenue, thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Blue Spoon Properties, LLC by Deed from Robert E. Lee, acting as Substitute Trustee dated 02/20/03, recorded 02/26/03, in Inst#20030226-0025286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of Sept, 2003.

GRANTOR:

_____

**Blue Spoon Properties, LLC**

**By Jean Offill as** Managing Member

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jean Offill as** Managing Member **Blue Spoon Properties, LLC** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of September, 2003.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

_____
Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $68,783.00.

_____
Affiant

**SWORN TO** and subscribed before me this 12th day of Spetember, 2003.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

_____
NOTARY PUBLIC

My commission expires:

_____