10170 Box 13

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Heidi J. Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd A. Hackett	Lloyd A. Hackett	P/O 187/114
(NAME)	(NAME)	
107 Gloryland Lane	105 Gloryland Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Judy F. Martin unmarried, being one and the same as Judy A. Martin HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd A. Hackett and wife, Carol J. Hackett, 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:

aka Judy A Martin

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Judy A. Martin, unmarried, by deed of record in Book 7415, Page 851 and Book 7474, Page 153, Register's Office for Davidson County, Tennessee. Judy A. Martin also known as Judy F. Martin.

This conveyance is subject to all parties agreeing to limit One Single Family home per 5 acres lot unless otherwise agreed to in writing by adjoining property owners.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 107 Gloryland Lane, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 09/26/05 13:20 3 pgs
Fees:18.00 Taxes:1369.00

20050926-0115355

Witness my hand this 29th day of July, 2005.

Judy F. Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy F. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

LEGAL DESCRIPTION
PART OF PARCEL 114.00 – TAX MAP 187

A tract of land in the Thirty-First (31st) Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Parcel 114.00 on Davidson County Tax Map No. 187 and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way line of Burkitt Road, a 50-foot right-of-way, at the southeasterly property corner of Lot No. 3, Buchanan Acres as of record in Plat Book 6900, Page 413, Register's Office for Davidson County, Tennessee; thence,

1. Leaving the northerly right-of-way line of Burkitt Road, and with the easterly property line of said Lot No. 3, North 05 degrees 15 minutes 33 seconds East, 581.00 feet to an concrete monument (old) at the northeasterly property corner of said Lot No. 3; thence,
2. With the northerly property line of Lot Nos. 1, 2 and 3 on the aforementioned plan of Buchanan Acres, North 84 degrees 44 minutes 27 seconds West, 461.94 feet to an concrete monument (old) in the easterly property line of a tract of land conveyed to Stacy J. Carter as of record in Instrument No. 20040520-0059642, Register's Office for Davidson County, Tennessee; thence,
3. With the easterly property line of said Carter, in part, North 04 degrees 04 minutes 50 seconds East, 366.52 feet to an iron rod (new); thence,
4. Leaving the easterly property line of said Carter and with a new severance line through which this tract is a part of (Parcel 114.00-Tax Map 187), South 84 degrees 43 minutes 50 seconds East, 519.48 feet to a point in the centerline of Gloryland Lane, a 40-foot Ingress/Egress and Utility Easement; said point also being in the westerly property line of a tract of land conveyed to Eric J. Bollinger and Janean L. Bollinger as of record in Instrument No. 20021121-0145073, Register's Office for Davidson County, Tennessee; thence,
5. With the centerline of said Gloryland Lane, South 05 degrees 15 minutes 33 seconds West, 947.35 feet to a point in the northerly right-of-way line of the aforementioned Burkitt Road; thence,
6. With the northerly right-of-way line of said Burkitt Road, North 84 degrees 44 minutes 25 seconds West, 50.00 feet to the Point Of Beginning and containing 218,008 square feet or 5.004 acres, more or less, as calculated by the above courses and distances.

Included in the above-described tract is the westerly 20-feet of Gloryland Lane, a 40-foot Ingress/Egress & Utility Easement which lies parallel to the easterly property line and runs back from Burkitt Road to the northerly property line of the above-described property.

PROPERTY TITLE REFERENCE

Being a portion of the same property as conveyed to Judy F. Martin as of record in Deed Book 7474, Page 153, Register's Office for Davidson County, Tennessee.