RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/14/05 11:27 2 pg
Fees:13.00 Taxes:604.21
20051114-0137052

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Hackney	GMAC Mortgage Corporation	
(NAME)	(NAME)	
4200 West End Avenue, Unit 309	P.O. Box 4025	Map 103-12-0-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Coraopolis, PA 15108-6942	Parcel 19.00 CO
(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, I, **W. CASEY REED, MARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KEVIN M. HACKNEY, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being UNIT No. 307, on the plan of Harding Condominium, according to the Master Deed of record in Book 4759, page 665 corrected in Book 4768, Page 818 and amended in Book 4979, Page 944, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4860, page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to W. Casey Reed by Deed dated April 5, 1999, of record in Book 11425, Page 256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4200 West End Avenue Unit 307, Nashville, TN 37205

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.

Stephanie Mouton Reed joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of W. Casey Reed.

Witness our hands this 1st day of November, 2005.

W. Casey Reed

Stephanie Mouton Reed

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 W. Casey Reed, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 10 day of November, 2005.

Commission expires: 6/26/07

Notary Public

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 Stephanie Mouton Reed, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 1st day of November, 2005.

Commission expires: 5/23/06

Notary Public