File No. 60022

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Jose Luis Espinoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/06 10:06 2 pgs
Fees:13.00 Taxes:628.63

20060228-0022805

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Luis Espinoza	Jose Luis Espinoza	05314000700
(NAME)	(NAME)	
302 Nawakwa Trail	302 Nawakwa Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Kenneth N. Hackett (a/k/a Kenneth Norman Hackett) and wife, Donna Lee Hackett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Luis Espinoza, a married man, 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:

LAND in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 2 on a survey made by Wayne S. Cooper, Sr., dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 450 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tracts Nos. 1 and 2; thence with the margin of said Nawakwa Trail South 68 degrees 15 minutes West 155.0 feet to an iron pin, common corner of Tracts Nos. 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 degrees 15 minutes West 936.0 feet to an iron pin in the southwesterly margin of said Pawnee Trail; thence with said margin South 56 degrees 00 minutes East 437.0 feet to an iron pin, common corner of Tracts Nos. 1 and 2; thence with the line between said two Tracts, South 27 degrees 45 minutes East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Kenneth N. Hackett and wife, Vernell D. Hackett by deed from William H. Howell and Celora B. Howell, d/b/a George P. Howell and Son Co., dated July 19, 1977, of record in Book 5177, page 445, Register's Office, Davidson County, Tennessee. The said Vernell D. Hackett conveyed all her right title and interest to Kenneth Norman Hackett by Quitclaim deed, dated April 11, 1994, of record in Book 9475, page 736, Register's Office, Davidson County, Tennessee.

Kenneth N. Hackett and Kenneth Norman Hackett being one and the same person.

Subject to a Metropolitan Government of Nashville and Davidson County septic letter of record in Book 5278, Page 152, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Donna Lee Hackett herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 302 Nawakwa Trail, Madison, TN 37115

(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.

File No. 60022
Witness my hand this 22nd day of February, 2006.

Kenneth N. Hackett

Donna Lee Hackett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth N. Hackett and wife, Donna Lee Hackett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2006.

Commission expires:

11-22-08



Notary Public