This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060714

Davidson County DEEDWARR
Recvd: 10/20/06 10:40 2 pgs
Fees:13.00 Taxes:747.03
20061020-0130389

Send Tax Bills To:
1604 N. Observatory Dr.
Nashville, TN 37205

New Owner is:
Shawn Hackett
4505 Harding Place
Nashville, TN 37205

MAP: 116-03-0B
PARCEL: 161.00 CO

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, **Leeanne Hiter Nichols** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shawn Hackett, a married man**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit # 161, on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leeeanne Hiter Nichols by QuitClaim Deed from Stephen D. Nichols, of record , in Instrument # 20030415-0050076, Register's Office for Davidson County, Tennessee, date April 8, 2003 and recorded April 15, 2003. See Warranty Deed in Book 10400, Page 90.

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.

CAN
Sellers Ints.

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 2nd day of October, 2006.

GRANTOR:

Leeanne Hiter Nichols

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leeanne Hiter Nichols** , 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 2nd day of October, 2006.

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $201,900.00.

Affiant

SWORN TO and subscribed before me this 2 day of October, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY