Dav. Co. File Box 8

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 14:00 2 pgs
Fees:13.00 Taxes:1480.00
20080530-0055202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Debbie Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF MAY, 2008.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Bridges	Franklin American Mortgage Co.	
(NAME) Ave 4200 West End Unit 309	(NAME) 501 Corporate Centre Drive #400	Map 103, GROUP 12-0-A
(ADDRESS) Nashville TN 37205	(ADDRESS) Franklin, Tennessee 37067	Parcel 21.00
(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, **KEVIN HACKNEY A SINGLE MAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN A. BRIDGES**, 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:

Being Unit No. 309 and parking spaces applicable in a Horizontal Property Regimen which is located on the Plan of Section I, Harding House Condominiums, as shown by plat of record in Plat Book 4675, Page 60 and amended in Book 4860, page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Hackney, a single man, by Deed from W. Bruce Jones and wife, Milisa I. Jones, dated September 28, 2004, filed for record on October 6, 2004, of record in Instrument Number 200410060120841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owners' Certificate of record in Book 4675, Page 60 and amended in Book 4860, Page 82, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The provisions of the condominium Master Deed of record in Book 4759, Page 665, Book 4768, Page 818, Book 4979, Page 944, Book 5572, Page 149, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

unimproved ☐
This is improved ☒ property, known as 4200 West End Ave, Unit 309, 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.

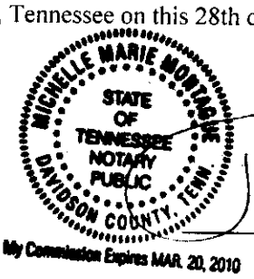
Witness our hands this 28th day of May, 2008.

Kevin Hackney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Hackney, 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 Franklin, Tennessee on this 28th day of May, 2008.



My Commission expires:

Notary Public