File No. 290800153

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056012 DEEDWARR
Recvd: 08/17/09 12:44 2 pgs
Fees:13.00 Taxes:432.90
20090817-0077108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~June 20, 2011~~ 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hacker	New owner	064-13-0-B 125.00-CO
(NAME)	(NAME)	
4612 Conway Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marilyn J. Bryant, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel R. Hacker, unmarried and Felicia Morel, unmarried, with rights of survivorship,** hereinafter called the grantee(s), THEIR 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 Lot No. 16 on the Plan of Phase III, Revision Conway Court as of record in Plat Book 7900, Page 689, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marilyn J. Bryant, unmarried by Deed from Robert Mitchell Dukes and wife, Michelle D. Dukes as recorded in Book 10487, page 890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 7900, Page 689, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9466, Page 242, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4612 Conway Court, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hands this 12th day of August, 2009.

Marilyn J. Bryant

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 Marilyn J. Bryant the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2009.

Commission expires: June 20, 2011

Michelle Reynolds Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290800153

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-09-4612