File No. 291000451

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078535 DEEDWARR
Recvd: 11/18/09 14:04 2 pgs
Fees:13.00 Taxes:934.25
20091118-0106250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Hackworth	NEW OWNER	103-06-0-229
(NAME)	(NAME)	
5531 Knob Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Keystone One, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Douglas Hackworth, unmarried,** hereinafter called the grantee(s), 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 all of Lot No. 24, on the plan of Brookside Court, of record in Plat Book 1424, Page 145, Register's Office for 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 KEYSTONE CONSTRUCTION LLC by deed from MARY LEE PROCTOR O'NEIL, SUCCESSOR TRUSTEE of record in Instrument No. 20071029-0127450 on 10/25/2007 and filed for record on 10/29/2007, Register's Office for DAVIDSON County, Tennessee.
Said property was further conveyed to Keystone One, LLC by Quitclaim Deed from Keystone Construction, LLC of record in Instrument No. 20091118-0106249, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 145, said Register's Office.

Driveway Easement of record in Book 5252, Page 323, said Register's Office.

Driveway Easement of record in Book 5252, Page 326, said Register's Office.

Driveway Easement of record in Book 5268, Page 711, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 5531 Knob Road, Nashville, TN 37209
(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), 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), 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 16th day of November, 2009.

Keystone One, LLC

By: Tommy Dunham

Tommy Dunham, Authorized Agent

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named Tommy Dunham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained and who further acknowledged that he is the Authorized Agent of Keystone One, LLC, a limited liability company, and that he is authorized by Keystone One, LLC to execute this instrument on its behalf.

Witness my hand at office this 16th day of November, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

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RETURN TO: