WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/10 11:52 3 pgs
Fees:18.00 Taxes:1097.05
20100526-0040578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,500.00

Matt Clendenin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **May, 2010.**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Clendenin	First State Bank	511-60.00
(NAME)	(NAME)	
4429 Brush Hill Road	480 Oil Well Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Jackson, TN, 38305	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James M. Hackett and wife, Beth L. Hackett**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Clendenin, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Resubdivision of Lots 17 & 18, Second Haysboro Subdivision, as of record in Plat Book 8250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James M. Hackett and wife, Beth L. Hackett by Warranty Deed from Richard M. Heard, unmarried, dated December 30, 1993 and recorded in Book 9218, page 77, Register's Office for Davidson County, Tennessee. Being the same property conveyed to J & M Homebuilders, Inc. a Tennessee Corporation by Quitclaim Deed from James M. Hackett and wife, Beth L. Hackett, dated August 23, 1994 and recorded in Book 9447, page 250, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James M. Hackett and wife, Beth L. Hackett by Quitclaim Deed from J & M Homebuilders, Inc. a Tennessee Corporation, dated January 19, 1995 and recorded in Book 9576, page 961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4429 Brush Hill Road, Nashville, TN 37216

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 **14th** day of **May, 2010.**

James M. Hackett

Beth L. Hackett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **James M. Hackett and wife, Beth L. Hackett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **May, 2010.**

Notary Public

My commission expires:
7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).