BILL GARRETT, Davidson County
Trans:T20100031983 DEEDWARR
Recvd: 05/27/10 12:23 2 pgs
Fees:13.00 Taxes:278.61

20100527-0040943

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $75,300.00. Affiant Subscribed and sworn to before me this the 27th day of May, 2010. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Holly Butler	New Owner	Map: 106-14
913 Clayton Avenue		Parcel: 5.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHERINE ADALEE HACKNEY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOLLY BUTLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Map of Raymond Heights Subdivision as of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joe David Hackney and wife Catherine Birdwell Hackney by deed from Rembert Woodroof and wife Margrette Woodroof of record in Book 2012, page 549, Register' s Office for Davidson County, Tennessee, dated July 3, 1951. Being the same property conveyed to Cathy Elaine Hackney and Cheryl Lynn Stone, as joint tenants in common with rights of survivorship by Quitclaim Deed from Joe David Hackney and wife Catherine Adalee Hackney of record in Instrument 200309020126222, Register' s Office for Davidson County, Tennessee, dated August 16, 2003. And being the same property conveyed to Joe David Hackney and wife Catherine Adalee Hackney by Quitclaim Deed from Cathy Elaine Hackney, a single woman and Cheryl Lynn Stone of record in Instrument 200411010130952, Register's Office for Davidson County, Tennessee, dated October 21, 2004. And further, being the same property conveyed to Catherine Adalee Hackney by Quitclaim Deed from Joe David Hackney of record in Instrument 200411010130953, Register' s Office for Davidson County, Tennessee, dated October 25, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1969 Gatlin Drive, Nashville, TN 37210.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

By As Attorney In Fact

and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2010.

Catherine Adalee Hackney

Catherine Adalee Hackney

By Cheryl Lynn Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

As Attorney In Fact

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheryl L. Stone, attorney in fact for Catherine Adalee Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2010.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

S. T. M.

Notary Public

My Commission Expires: July 8, 2013

Joe David Hackney, spouse of Catherine Adalee Hackney, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Joe David Hackney

Joe David Hackney

By Cheryl Lynn Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

As Attorney In Fact

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheryl L. Stone, attorney in fact for Joe David Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2010.

S. T. M.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013