BILL GARRETT, Davidson County
Trans:T20100034579 DEEDWARR
Recvd: 06/07/10 15:13 2 pgs
Fees:13.00 Taxes:1017.50

20100607-0044180

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. **Affiant** Subscribed and sworn to before me, this 4th day of June, 2010. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Dennis Harris and wife, Joy Harris 921 Bradford Avenue Nashville, TN 37204	Send Tax Bills To: Pinnacle National Bank 150 3rd Avenue South, Ste 800 Nashville, TN 37201	Map-Parcel Number: 105 13 0 340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERIE HACKNEY, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DENNIS V. HARRIS AND WIFE, JOY H. HARRIS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Waldkirch Subdivision of Lot Nos. 8 & 9, in W. L. B. Lawrence Plan of Lots, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the southerly side of Caroline Avenue and runs back 160 feet between parallel lines to an alley.

Being the same property conveyed to David S. Hackney and wife, Cherie Hackney by deed dated August 29, 1996, from Kendall Moore and Stuart Maddux, both single, of record at Book 10178, page 712, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 4, 2000 David S. Hackney quitclaimed all right, title and interest to Cherie Hackney of record at Instrument No. 200002040012052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Bok 5517, page 364, Register's Office for Davidson County, Tennessee..

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 921 Bradford Avenue, Nashville, TN 37204.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 4th day of June, 2010.

Cherie Hackney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERIE HACKNEY**, UNMARRIED, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2010.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: