WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee — Notary Public — Davidson County

File No.: AV-11-1142

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Hill and Jennifer A. Hill	NEW OWNER	144-6-28.00
(NAME)	(NAME)	
1142 Crater Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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/WE, **HARRINGTON ASHTON LACKEY JR., A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MICHAEL T. HILL AND WIFE, JENNIFER A. HILL**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 67, CHICKERING HILLS, SECTION THREE, as shown on plat of record in Plat Book 2663, Page 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane Carter Lackey by Warranty Deed from Samuel Fleming Farrar, unmarried, as recorded on the 2nd day of July, 1976 in Book 5041, Page 823, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Harrington Ashton Lackey, Jr. by Will of Jane Carter Lackey, as recorded on the 29th day of November, 2004 in Instrument Number 20041129-0141740, in the Register's Office of Davidson County, Tennessee.

Diana Lackey executes this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Harrington Ashton Lackey, Jr.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110009080 DEEDWARR
Recvd: 02/14/11 09:29 2 pgs
Fees:13.00 Taxes:2127.50
20110214-0012350

unimproved ☐
This is improved ☒ property, known as 1142 Crater Hill Drive, Nashville, TN 37215
(House Number) (Street) (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 GRANTEES, 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/our hand(s) this 7th day of February, 2011.

Harrington Ashton Lackey Jr.

Diana Lackey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harrington Ashton Lackey Jr. and wife, Diana Lackey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2011.

Notary Public
My Commission Expires: 01/07/2013

DAVIDSON COUNTY
AMANDA VAUGHN
Notary Public
State of Tennessee

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171