WARRANTY DEED

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110030818 DEEDWARR
Recvd: 05/24/11 11:04 2 pgs
Fees:13.00 Taxes:943.50
20110524-0039665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

J. ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 1/19/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Peninger	Fifth Third Mortgage Co.	Map 180-4-B
(NAME)	SOUTH (NAME)	
3025 Brookview Forest Drive	9400 Cicero Ave., Ste 302	Parcel 33 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	OAK LAWN, IL 60453	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD C. HACKETT AND TAMMORA S. HACKETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW PENINGER AND KATHERINE F. PENINGER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 33 on the Plan of Brookview Forest, Phase 1, of record in Plat Instrument #20030716-0099526, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard G. Hackett and Tammora S. Hackett, husband and wife, by deed from Drees Premier Homes, Inc., of record in Instrument #20031222-0181831, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20030716-0099526 and Book 421, page 146, said Register's Office; (c) restrictive covenants of record in Book 4428, page 138, Book 4479, page 448, Book 4276, page 715, Book 4404, page 448, Instrument #20030829-0125803 and Instrument #20050505-0050962, said Register's Office; (d) easements of record in Instrument #20021007-0121969 and Book 8404, page 676, said Register's Office; (e) charter of record in Instrument #20030918-0138293, said Register's Office; and (f) dedication of open space of record in Instrument #20050707-0078557, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3025 Brookview Forest Drive, Nashville, Tennessee 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of May, 2011.

Richard C. Hackett

Tammora S. Hackett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Hackett and Tammora S. Hackett, the bargainor, 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 at Nashville, Tennessee this 23rd day of May, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011