3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110031808 DEEDWARR
Recvd: 05/27/11 13:49 2 pgs
Fees: 13.00 Taxes: 769.95
20110527-0040897

CAROL L. McARTHUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,095.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn E. Hackett	New Owner	14615004900
(NAME)	(NAME)	
1604 N. Observatory Dr.		
(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, we, **Maurice O'Neal and wife, Dorothy L. O'Neal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shawn E. Hackett, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 123, on the plan of Haileywood Estates, Section VII, of record in Plat Book 2330, Page 104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maurice O'Neal and wife, Dorothy L. O'Neal by Deed from Margaret West Black and James N. Black, dated 10/30/1982 and filed for record on 11/10/1982 in Book 5962, Page 347, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. All matters as set forth per Plat Book 2330, Page 104, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5128 Wilmar Drive, Nashville, TN 37220
(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 GRANTEE(S), their heirs and/or 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/or 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 25th day of May, 2011.

Maurice O'Neal by Andrea Kay Prince atty in fact
Maurice O'Neal by Andrea Kay Prince, Attorney in Fact

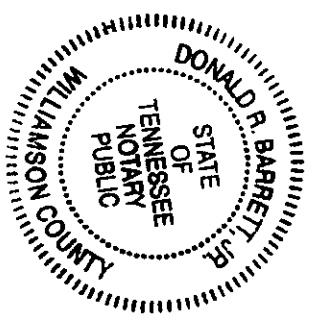
Dorothy L. O'Neal by Andrea Kay Prince atty in fact
Dorothy L. O'Neal by Andrea Kay Prince, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of May, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Andrea Kay Prince, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Maurice O'Neal and Dorothy L. O'Neal, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Witness my hand and seal this 25th day of May, 2011.

Notary Public
My Commission Expires: 9/25/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027