File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110036404 DEEDWARR
Recvd: 06/17/11 11:59 2 pgs
Fees:13.00 Taxes:1058.20
20110617-0046651

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

(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
John Kachinko	PNC Mortgage a division of PNC Bank, NA	17107001500
(NAME)	(NAME)	
5740 Cloverland Place	P.O. Box 533510	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Atlanta, GA 30353-3510	
(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, **Catherine Q. Hasty, married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John C. Kachinko and spouse, Tiffany Kachinko**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revision of Lots 11 & 12, Section 2, Cloverland Acres, of record in Book 4595, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry J. Hasty and wife, Catherine Q. Hasty by Deed from David L. Self and wife, Barbara B. Self, dated 01/22/2003 and filed for record on 02/04/2003 in Instrument No. 20030204-0015411, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Catherine Q. Hasty by Quitclaim Deed from Larry J. Hasty and wife, Catherine Q. Hasty of record in Instrument No. 20110617-0046650, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 4595, Page 126, said Register's Office.

Restrictive Covenants of record in Book 4646, Page 464, 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 5740 CLOVERLAND Place, BRENTWOOD, TN 37027
(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 my hand this 14th day of June, 2011.

Catherine Q. Hasty

State of Tennessee
County of Williamson

Personally appeared before me Catherine Q. Hasty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD B. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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