File No. 110716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

X Raymundo Israel Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-2812

(AFFIX SEAL)

SUMNER COUNTY, TENNESSEE JANET L. AYERS NOTARY PUBLIC AT LARGE

BILL GARRETT, Davidson County
Trans:T20110062881 DEEDWARR
Recvd: 10/07/11 16:02 2 pgs
Fees:13.00 Taxes:323.75
20111007-0078362

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Joel Hackworth	First Community Mortgage, Inc.	051 14 0 059.00
(NAME)	(NAME)	
824 Lemont Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Wallace Carson Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Joel Hackworth, a single person, 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:

A certain tract or parcel of land situated in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Map of Section Five, Gra-Mar Acres, as of record in Book 2330, page 19, Register's Office for said County.

Said Lot No. 28 fronts 82 feet on the south side of Lemont Drive and runs back between lines 276.1 feet on the west line and 269.4 feet on the east line to a dead line in the rear on which it measures 82.3 feet.

Being the same property conveyed to Wallace Carson, Jr. and wife, Patty Fisher Carson by deed from Philip N. Brownstein, as Federal Housing Commissioner, dated September 5, 1963 and recorded in Book 3618, page 173, Register's Office, Davidson County, Tennessee. The said Patty Fisher Carson died on August 6, 2003, leaving Wallace Carson, Jr. as the surviving tenant by the entirety.

Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4139, page 226, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 824 Lemont Drive, Nashville, TN 37216

(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

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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 my hand this 23rd day of September, 2011.

Wallace Carson Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 23rd day of September, 2011.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE