Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2012.

Notary Public

My commission expires: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard S. Yancey **Josephine Yancey**	New owner	**Map 130-08-0 Parcel 053-00**
4326 Sneed Road		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William J. Hackett, III and wife, Elizabeth N. Hackett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard S. Yancey and wife, Josephine Yancey

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 the southerly half of Lot No. 21 on the Plan of Belle Meade Annex Subdivision, of record in Plat Book 547, Page 66 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 21 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to William J. Hackett, III and wife, Elizabeth N. Hackett, by Deed dated June 19, 1981, from Merrill Lynch Relocation Management, Inc., a California Corporation, of record in Book 5773, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4326 Sneed Road, Nashville, Tennessee 37215**

BILL GARRETT, Davidson County
Trans:T20120056884 DEEDWARR
Recvd: 08/02/12 08:50 2 pgs
Fees:13.00 Taxes:2349.50
20120802-0068237

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 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 my/our hand(s) this **31st** day of **July, 2012.**

William J. Hackett, III

William J. Hackett,III

Elizabeth N. Hackett

Elizabeth N. Hackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William J. Hackett, III and Elizabeth N. Hackett,** the within named sellers, 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 **31st** day of **July, 2012.**

Diana M. Aubin

Notary Public

My Commission Expires: 11-15-15

