This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

BILL GARRETT, Davidson County TB
Trans:T20130050741 DEEDWARR
Recvd: 06/17/13 13:22 2 pgs
Fees:13.00 Taxes:684.50
20130617-0061638

**ADDRESS NEW OWNER:**
**Robert L. Hackney**
**724 Currey Rd.**
**Nashville, Tennessee 37217**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
US Bank, National Association
3180 Rider Trail South
Earth City, MO 63045

**MAP** 119-08
**GROUP**
**PARCEL** 86

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James R. Bauer and Kristy Anne Bauer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Robert Lonnie Hackney and Sharon E. Hackney, 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. 88 on the Plan of Glencliff Estates, Section Two, of record in Plat Book 1130, page 77 & 78, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James R. Bauer and Kristy Anne Bauer by deed dated May 5, 2006 from Dewitt T. Pullen of record in Instr. 20060510-0054894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **724 Currey Rd., Nashville, Tennessee 37217.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **14th** day of **June, 2013.**

**James R. Bauer**

**Kristy Anne Bauer**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Bauer and Kristy Anne Bauer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2013.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~5/3/2016~~ 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2013.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~5/3/2016~~ 11/3/15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN