THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $255,000.00 Affiant Subscribed and sworn to before me, this 13 day of ~~March~~ September, 2013. Notary Public My Commission Expires:

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES ~~OCTOBER 14, 2015~~

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph B. Hackney and Sveta Fayermark 821 Magnolia CT E Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-11-0B-035.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARTHA JEAN THOMAS, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH B HACKNEY AND SVETA FAYERMARK, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 35 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in Plat Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lots.

Being the same property conveyed to JOHN RONALD THOMAS AND WIFE, MARTHA JEAN THOMAS, by deed from JEROME ROSENBLUM AND FRED YAZDIAN, of record in Book 9758, page 733, dated July 31, 1995, said Register's Office. The said John Ronald Thomas having since died.

This is improved property commonly known as: **821 Magnolia CT E, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130079896 DEEDWARR
Recvd: 09/16/13 11:28 2 pgs
Fees:13.00 Taxes:943.50
20130916-0097183

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13 day of September, 2013.

MARTHA JEAN THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARTHA JEAN THOMAS** the Grantor, with whom I am personally acquainted (or proved to me in 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 at office this 13 day of September, 2013.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015