BILL GARRETT, Davidson County
Trans:T20130080110 DEEDWARR
Recvd: 09/16/13 15:50 2 pgs
Fees:13.00 Taxes:1184.00

20130916-0097420

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

# WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 6, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brent D. Blackburn | B Bat T | 071K02700 |
| (NAME) | (NAME) | |
| 4232 Lone Oak Road | PO Box 2467 | 131-3-D-11CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Greenville SC 29602 | |
| (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, I/WE, **Michael Hackett and Elizabeth Hackett, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent D. Blackburn, an unmarried 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:

Land in Davidson County, Tennessee, being a Condominium Apartment, being Unit Number A on Lot 6 of Lone Oak Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 211, and as further set forth as Exhibit "C" to the Master Deed of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium .

BEING the same property conveyed to Michael Hackett and wife, Elizabeth Hackett by Warranty Deed of John Hays Green and wife, Christy Sawyer Green , dated March 28, 2009, of record in Instrument # 20090401-0029425 Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4232 Lone Oak Road, Nashville, TN 37215

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, has 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 our hands this **6th** day of **September, 2013**

Michael Hackett

Elizabeth Hackett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael Hackett and Elizabeth Hackett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **6th** day of **September, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016