When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

BILL GARRETT, Davidson County
Trans:T20130087101 DEEDWARR
Recvd: 10/08/13 14:18 2 pgs
Fees:13.00 Taxes:851.00
20131008-0105751

File No. R13-1593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

D.C.H.
Affiant

Subscribed and sworn to before me, this 4th day of October, 2013.

I.M.
Notary Public

My commission expires:_____

(Notary Stamp)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jarrod C. Hailey **Amanda B. Hailey**	**New Owner**	**Map\Parcel:155-12-0-A-25.00CO**
7204 Magnolia Hills Drive		
Nashville, TN 37221		

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 ACKNOWLEDGE, I/WE,

Hunter Wilkinson, unmarried, and Cordia Harrington, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jarrod C. Hailey and Amanda B. Hailey, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 located in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 25 as shown on the Plan of Magnolia Hills Subdivision of record in Book 7900, Page 782, as amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hunter Wilkinson, unmarried and Cordia Harrington, married, by Warranty Deed from Melvin Ray Vaughn and wife, Rebecca A. Vaughn, Dated June 12, 2003, of record in Instrument No. 20030616-0082629, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 809, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9498, Page 329, and amended in Book 9499, Page 860, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 782, Register's Office for DAVIDSON County, Tennessee.
Water Supply Easement of record in Book 1196, Page 260, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7204 Magnolia Hills Drive, Nashville, TN 37221.

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 except as 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 4th day of October, 2013.

Hunter Wilkinson

Cordia Harrington

*Charles T. Harrington, spouse of Cordia Harrington, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Charles T. Harrington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Hunter Wilkinson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2013.

KARIE B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public

My Commission Expires: Jan 6 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Cordia Harrington and her husband, Charles T. Harrington, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2013.

KARIE B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public

My Commission Expires: Jan 6 2014

File #: 130705JM
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027