NEW OWNER:

Kimberly F. Hackett
2855 Ben Green Road
Lebanon, TN 37090

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1086

075-08-0-141.00

075-08-0-208.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130091691 DEEDWARR
Recvd: 10/25/13 09:19 3 pgs
Fees:18.00 Taxes:629.00
20131025-0111263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars** ($170,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **LOY E. BOWMAN AND MALOIS U. BOWMAN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KIMBERLY F. HACKETT** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

TRACT 1:
Certain tract (parcel) of land in Davidson County, Tennessee described as follows:

Being Lot No. 194 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Plat Book 4675, Page 26, Register's Office in Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Loy E. Bowman and wife, Malois U. Bowman by Warranty Deed from Stephen M. Dadd, married, recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064776, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 644 Dutchmans Drive, Hermitage, TN 37076.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Highlands of Tulip Grove, Section III of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loy E. Bowman and Malois U. Bowman by Warranty Deed from Stephen M. Dadd and wife, Elizabeth J. Dadd, dated June 21, 2013, and of record in Instrument No. 20130624-0064774, in the Register's Office of Davidson County, Tennessee.

This is UNIMPROVED property known as 706 Dutchmans Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **October, 2013**.

Loy E. Bowman
LOY E. BOWMAN

Malois U. Bowman
MALOIS U. BOWMAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LOY E. BOWMAN AND MALOIS U. BOWMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th day of **October, 2013**.

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **170,000.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY