WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029172 DEEDWARR
Recvd: 04/29/14 13:35 2 pgs
Fees:13.00 Taxes:776.63
20140429-0035972

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher David Hackett	GMFS LLC	Map 172-12-A
(NAME) 305 Burgandy Hill Trail	(NAME) 7389 Florida Blvd	Parcel 149
(ADDRESS) Nashville, TN 37211	(ADDRESS) Baton Rouge, LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RYAN C. GORE AND WIFE, KRISTIN L. TWILLEY GORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER DAVID HACKETT,*** 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:

(VB)

* unmarried

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Bradford Hills, Section Nine, of record in Plat Book 7900, page 6, as amended in Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryan C. Gore, unmarried, and Kristin L. Twilley, unmarried, by deed dated August 176, 2006, from Elaine P. Fortune, unmarried, of record in Instrument No. 20060818-0101969, said Register's Office. Ryan C. Gore and Kristin L. Twilley have since married. Kristin L. Twilley is now known as Kristin L. Twilley Gore.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 6 and book 7900, page 414, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170; Book 8681, page 252,Book 9055, page 826, Book 9058, page 989, Book 9227, page 681, Book 9384, page 290 and Book 9693, page 70, said Register's Office; and (d) Bylaws of record in Book 8071, page 531, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 305 Burgandy Hill Trail, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 25 day of April, 2014.

Ryan C. Gore

Kristin L. Twilley Gore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan C. Gore and Kristin L. Twilley Gore the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122