WARRANTY DEED

CL14-0725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2014.

Notary Public

My Commission Expires September 9, 2014

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hackett	Mortgage Investors Group	
725 N. Wickshire Way (ADDRESS)	(NAME) 8320 East Walker Springs Lane (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	172-09A-116.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANDREA CLANCY AND HUSBAND, STEPHEN CLANCY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL HACKETT, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Final Plat of Section Three, Banbury Crossing, of record in Plat Book 9700, Pages 665 and 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Clancy and husband, Stephen Clancy by Warranty Deed from James Matthew Parkes and Jennifer Cain Parkes, husband and wife, of record in Instrument No. 20061227-0158896, Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 27, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9700, Page 549, Plat Book 9700, Pages 665 and 666, Book 11398, Page 197, Book 11398, Page 197, Book 11213, Page 82, Book 10633, Page 330, Book 1174, Page 153 and Book 2438, Page 392, Book 11187, Page 575, Instrument No. 20020610-0070239, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Book 2438, page 460, Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 725 N. Wickshire Way, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140043265 DEEDWARR
Recvd: 06/18/14 14:52 2 pgs
Fees:13.00 Taxes:1091.50

20140618-0053352

Witness my/our hand(s) this 13th day of June, 2014.

Andrea Clancy

Stephen Clancy

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of June, 2014, before me personally appeared Andrea Clancy and Stephen Clancy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959