BILL GARRETT, Davidson County
Trans:T20140052361 DEEDWARR
Recvd: 07/21/14 11:33 2 pgs
Fees:13.00 Taxes:555.00
20140721-0064412

This instrument prepared by:
Law Offices of Balthrop, Perry & Noe, an
Association of Attorneys, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Richard Hackney

TO: Jonathan Jaynes

2912 Chapelwood Drive
Hermitage, TN 37076

MAP & PARCEL:
086-14-0B-042.00

SEND TAX BILLS TO: ~~SAME~~
Mortgage Research Center, LLC 1400 Veterans United Drive, Columbia, MO 65203

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard Hackney, Grantor herein, has bargained and sold and by these presents does convey unto Jonathan Lee Jaynes, unmarried, Grantee herein, his successors and assigns, the following described property:

BEING LOT NO. 138 on the Plan of Fleetwood Subdivision Phase One of record in Plat Book 6900, page 465, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lois A. Hackney by deed from Kenneth D. Nichols and Wife, Joan K. Nichols by of record at Instrument No. 20070829-0103862, Register's Office for Davidson County, Tennessee. Ms. Hackney having since died on February 25, 2014, leaving her entire estate to Richard Hackney in her will probated April 16, 2014 in the Probate Court of Davidson County, Tennessee. Docket 14P527

This conveyance is subject to the lien of 2014 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein; all easements, setback lines, and all other matters as shown on the Plat of record at Instrument 6900, page 465 , Register's Office of Davidson County, Tennessee; a Stormwater Detention Agreement of record in Deed Book 7107, page 408, Register's Office of Davidson County, Tennessee; Declaration of Covenants which include but are not limited to provisions for a lien encumbrance on the property for nonpayment of dues and assessments of record at Book 7170, page 987, Register's Office of Davidson County, Tennessee and amended at Book 7628, page 6, Register's Office of Davidson County, Tennessee.; and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

Richard Hackney

IN WITNESS WHEREOF, I have hereunto set our hands, this the 16 day of July, 2014.

Richard Hackney
Richard Hackney

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard Hackney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16 day of July, 2014.

Cathy D Lister
NOTARY PUBLIC

My commission expires:_____

My commission expires Sept. 30, 2015

CATHY D. LISTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~130,000.00~~ 150,000.00

Affiant

SWORN to and subscribed before me,

this the 16th day of July, 2014.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY