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BILL GARRETT, Davidson County
Trans:T20140091433 DEEDWARR
Recvd: 12/08/14 08:20 3 pgs
Fees:18.00 Taxes:1276.50
20141208-0111943

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bran Scott & Elane O'Rourke
3173 Earhart Road
Hermitage, TN 37076

SEND TAX BILL TO:
New owner

MAP/PARCEL 98-175 & 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David Hacker, Sr. and wife, Sharon Hacker,** has this day bargained and sold, and does hereby transfer and convey unto **Bran Scott and Elane O'Rourke, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

Beginning at a point in the east margin of Earhart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, Page 632, Register's Office for Davidson County, Tennessee; thence northerly with Earhart Road N 18 ° 27' W 184,92 feet to an iron pin; thence continuing with Earhart Road, around a curve having a radius of 465.013 feet a distance of 63.71 feet to a point; thence leaving Earhart Road S 84° 05' E 627.00 feet to a point; thence S 5 ° W, 223.05 feet to a point in the north line of Melvin A. Ferrells north line N 84° 45' W 523.86 feet to an iron pin, the point of beginning, and containing 3.01 acres, more or less.

TRACT NO. 2

Land in the 4th Civil District of Davidson County, Tennessee, .076 acres triangularly shaped, described according to a survey by E. P. Hall, R.L. S. Dated March 8, 1989, more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, Page 257, Register's Office for Davidson County, Tennessee, hereinafter referred to as the "Donahue property"; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74° east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84°5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road.

Being the same property conveyed to David Hacker, Sr. and Sharon Hacker,

husband and wife by deed from Marie J. Westermeier, married of record in Instrument No. 20130208-0013545 Register's Office for Davidson County, Tennessee, dated February 8, 2013 and recorded on February 8, 2013.

This is improved property known as: **3173 Earhart Road, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 3rd day of December, 2014.

David Hacker, Sr.

Sharon Hacker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David Hacker, Sr. and Sharon Hacker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

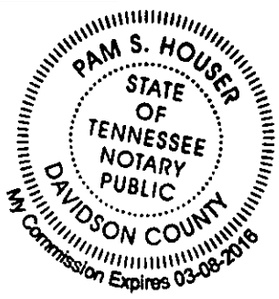
The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

Matt Shanklin
AFFIANT

Subscribed and sworn to before me this the 3rd day of December, 2014.

Pam S Houser
NOTARY PUBLIC

My Commission Expires: _____



File No: 147565