BILL GARRETT, Davidson County
Trans:T20150005668 DEEDWARR
Recvd: 01/23/15 09:39 2 pgs
Fees:13.00 Taxes:479.56
20150123-0006667

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

ADDRESS NEW OWNER:
Chelsea Chambers
4612 Conway Court
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 064-13-0B-125.00-CO

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, **Daniel R. Hacker and wife, Felicia L. Hacker,** has this day bargained and sold, and does hereby transfer and convey unto **Chelsea Chambers,** Unmarried Woman, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phase III, Revision, Conway Court of record in Plat Book 7900, Page 689, 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 Daniel R. Hacker and wife, Felicia L. Hacker by Quitclaim deed from Daniel R. Hacker and Felicia Morel (Felicia L. Hacker) of record in Instrument No. 20110706-0051687 Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on July 06, 2011.

This is improved property known as: **4612 Conway Court, Old Hickory, Tennessee 37138**

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 2015 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 on the plat of record in Book 7900, page 689, and restrictions in Book 9466, page 242, 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 14 day of January, 2015.

Daniel R. Hacker

Felicia L. Hacker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daniel R. Hacker and Felicia L. 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 14 day of January, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $129,612.00.

AFFIANT

Subscribed and sworn to before me this the 14 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY