(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 240,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2015.

Notary Public

My commission expires: 3-6-18

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20150013720 DEEDWARR
Recvd: 02/25/15 11:14 2 pgs
Fees:13.00 Taxes:888.00
20150225-0016132

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL HAMILTON **WILLIAM M. RIOS**	**AVENUE BANK**	**06115015000**
1123 SUNNYMEADE DR	**3823 CLEGHORN AVENUE**	
NASHVILLE, TN 37216	**NASHVILLE, TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

HEATH THACKER, A MARRIED MAN and JULIE THACKER, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM M. RIOS, UNMARRIED AND RACHEL E. HAMILTON, UNMARRIED , JOINT TENANTS WITH THE RIGHT OF SUVIVORSHIP

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:

BEING LOT NO. 26 ON THE PLAN OF SUNNYMEADE SUBDIVISION, BLOCK "B" AS OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HEATH THACKER, A MARRIED MAN, AND JULIE THACKER, A MARRIED WOMAN, BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 08/06/2012 AND RECORDED ON 08/24/2012 IN INSTRUMENT NUMBER 20120824-0076546, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1123 SUNNYMEADE DR, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 18th day of February, 2015.

HEATH THACKER

JULIE THACKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HEATH THACKER, A MARRIED MAN, AND JULIE THACKER, A MARRIED WOMAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2015.

Notary Public

My Commission Expires: 8·11·16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY