WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038903 DEEDWARR
Recvd: 05/19/15 13:52 2 pgs
Fees:13.00 Taxes:307.10
20150519-0046171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 5/3/16 (AFFIX SEAL)

KAYLA E. LOVE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amanda Hackney	Ameris Bank	043 01 0 140.00
(NAME)	(NAME)	
1005 Pierce Road	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Three Thousand And No/100 Dollars ($83,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **New Light Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amanda Hackney and Michael R. Hackney, Joint Tenants**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Re-subdivision of the South Part of Lot "H", W.P. Ready's Subdivision, of record in Book 4955, Page 14, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lowe Real Estate Holdings, a Tennessee General Partnership by Warranty Deed from William Lewis Chapman, Unmarried dated August 10, 2010 and recorded August 31, 2010 in Instrument No. 20100813-0064099 in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to New Light Properties, LLC, a Tennessee limited liability company by Warranty Deed from Lowe Real Estate Holdings, a Tennessee General Partnership dated December 20, 2013 and recorded December 26, 2013 in Instrument No. 20131226-0129675 in the said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1005 Pierce Road, Madison, TN 37115

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, has 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 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 our hands this 8th day of May, 2015.

New Light Properties, LLC

By: Tiberiu Miko
Its: Member

State of Tennessee
County of Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Tiberiu Miko, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Member of New Light Properties, LLC, a Tennessee limited liability compnay, the within named bargainor, and that he as such Member, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand this the 15 day of May, 2015.

Notary Public
My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-151734

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066