(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053138 DEEDWARR
Recvd: 07/01/15 13:59 2 pgs
Fees:13.00 Taxes:602.18
20150701-0063773

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-01-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-01-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn E and Leigh Anne Hackett	SAME	34-7-C 1 CO
(NAME)	(NAME)	
5128 Wilmar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MATTHEW T. COLLIER AND ELLEN K. CANTWELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN E. HACKETT AND LEIGH ANNE HACKETT, HUSBAND AND WIFE,** 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. 34A on the Plan of Enclave at Twin Hills, of record in plat Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew T. Collier and Ellen K. Cantwell by deed from Westview Homes, LLC, of record in Instrument No. 20090423-0037038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 property taxes, the plan of record in Instrument No. 200712221-0146647 and Instrument No. 20080117-0005451, said Register's Office, Restrictive covenants of record in Instrument No. 20080721-0074557 and easement of record in Instrument No. 20060104-0001184, said Register's Office.

unimproved
This is improved x property, known as 2549 Val Marie Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 30th day of June, 2015.

MATTHEW T. COLLIER

BY J. GREG HARDEMAN, ATTORNEY IN FACT

ELLEN K. CANTWELL

BY J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2015, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Matthew T. Collier and Ellen K. Cantwell and acknowledged that he executed the same as the free act and deed of Matthew t. Collier and Ellen K. Cantwell.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2015.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018