BILL GARRETT, Davidson County
Trans:T20150065083 DEEDWARR
Recvd: 08/05/15 15:45 5 pgs
Fees:28.00 Taxes:987.90
20150805-0078164

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1510

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Calin Neculcea<br>Mihaela Neculcea<br>200 11th Avenue North Apt 305<br>Nashville, TN 37203 | New Owner | 158-00-0-097.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **William Bruce Hackney, Jr., and Jodie Lee Wallace, Executors of the Estate of Robbie F. Hackney, deceased, and Adora Lee Bruce and Jodie Lee Wallace and William Bruce Hackney, Jr., and Robert Frank Lawrence Hackney and Richard Herman Finn Hackney, being all the heirs of Robbie F. Hackney, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Calin Neculcea and Mihaela Neculcea, 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 LOCATED IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND THE 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, WEST OF BRIDLEWOOD LANE DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 4" IRON PIPE (FOUND) ON THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD (50' R/W), SAID PIPE BEING THE NORTHEAST CORNER OF THE NAM THANH & NGUYEN LE LAND (PL 20010221 P 16147 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN N 72°32'24" E 75.00 FEET TO A POINT; THENCE N 70°44'24" E 75.00 FEET TO A POINT; THENCE N 70°47'06" E 99.01 FEET TO A 4" IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF THE NN BORTH ET AL LAND (DB 4734, P 672 R.O.D.C., TN); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BORTH S 02°17'47" E 353.54 FEET TO A METAL T POST (FOUND); THENCE N 84°58'16" W 49.96 FEET TO AN IRON PIN W/ CAP (WAMBLE); THENCE S 38°43'55" W 44.99 FEET TO AN IRON PIN W/ CAP (WAMBLE); THENCE N 89°04'10" W 119.40 FEET TO A METAL T POST (FOUND); THENCE N 09°43'33" W 47.68 FEET TO AN IRON PIN W/ CAP (WAMBLE) IN SAID NAM THAN & NGUYEN LE'S EASTERLY BOUNDARY; THENCE WITH SAID THAN LINE N 09°55'29" W 259.09 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 73746.5 SQ. FT. OR 1.69 ACRES ACCORDING TO A CATEGORY 1 SURVEY PREPARED FOR R.F. HACKNEY DATED JULY 25TH, 2014 BY DOYLE ELKINS TN. R.L.S.# 2427 610 WEST COLLEGE STREET, SUITE 135, MURFREESBORO, TN 37130. SAID SURVEY IS ATTACHED AS "A".

Being a portion of the same property conveyed to Robbie Frances Hackney (reserving a life estate for Frank L. Mayche and wife, Mary E. Mayche) by Warranty Deed from Frank L. Mayche and wife, Mary E. Mayche, dated October 28, 1969, recorded June 26, 1975, of record in Book 4926, page 684, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to Robbie F. Hackney by Quitclaim Deed from Mary Elizabeth Albert, dated January 28, 1998, recorded February 4, 1998, of record in Book 10782, page 562, Register's Office for Davidson County, Tennessee.

The said Mary E. Mayche having since died on August 31, 1983.

The said Frank L. Mayche having since died on January 20, 1985.

The said Robbie Francis Hackney died testate on February 18, 2010 and by her Last Will and Testament of record in Docket No. P5585, in the Probate Division of the Chancery Court for Williamson County, Tennessee, she devised the subject property equally to her five children, William Bruce Hackney, Jr., Jodie Lee Wallace, Adora Lee Hackney, Robert Frank Lawrence Hackney and Richard Herman Finn Hackney.

Robbie F. Hackney is one and the same person as Robbie Frances Hackney and Robbie Frances Mayche Hackney

Adora Lee Hackney is one and the same person as Adora Lee Hackney

This is unimproved property located at: **1511 Old Hickory Blvd, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **August, 2015.**

**GRANTOR(S)**

Adora Lee Bruce

Jodie Lee Wallace

William Bruce Hackney, Jr.

Robert Frank Lawrence Hackney

Richard Herman Finn Hackney

The Estate of Robbie F. Hackney

By: William Bruce Hackney, Jr., Executor

By: Jodie Lee Wallace, Executor

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Adora Lee Bruce** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jodie Lee Wallace** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Bruce Hackney, Jr.,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Frank Lawrence Hackney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard Herman Finn Hackney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Bruce Hackney, Jr.,** Executor of the Estate of Robbie F. Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as Executor, but no further or otherwise.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jodie Lee Wallace** Executor of the Estate of Robbie F. Hackney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as Executor, but no further or otherwise.

Witness my hand and official seal on this the **3rd** day of **August, 2015.**

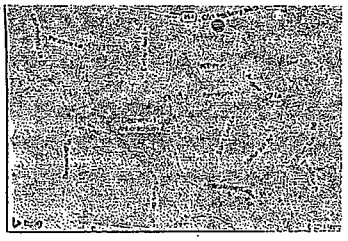
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

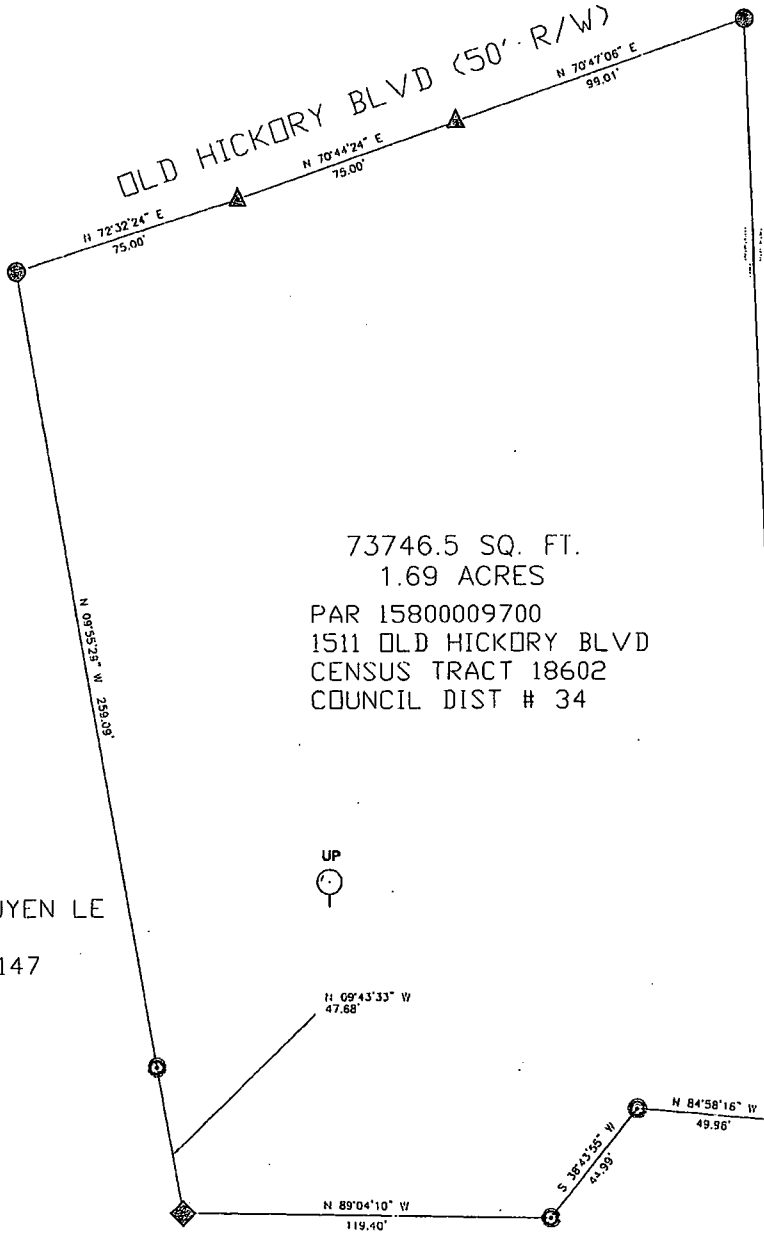
AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

COMPASS NORTH

# EXHIBIT "A"



VICINITY MAP NOT TO SCALE




## LEGEND

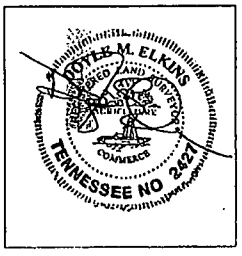
These standard symbols will be found in the drawing.

- POINT
- 4" IRON PIPE FD
- IRON PIN W/CAP (WAMBLE)
- METAL T POST FD

73746.5 SQ. FT.
1.69 ACRES
PAR 15800009700
1511 OLD HICKORY BLVD
CENSUS TRACT 18602
COUNCIL DIST # 34

PAR. 15800007000
NN BORTH ET AL
1501 BRIDLEWOOD
DB 4734 P 672

PAR. 15816000100
NAM THANH & NGUYEN LE
00 ST. REGIS CT
L 20010221 P 16147




I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PI
FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN

0' 30' 60' 90'


Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St. Suite 135
Murfreesboro, TN 37130
Phone: 615-907-6825
Fax: 615-907-5956
Cell: 931-638-2414
email: dme1962@jahco.com


**BOUNDARY SURVEY**

*7TH CIVIL DIST. DAVIDSON CO*
*& 15TH CIVIL DIST. WILLIAMSON*

*1511 OLD HICKORY BLVD.*
*BRENTWOOD, TN 37027*

PREPARED FOR: R. F. HACKNEY

| DATE | SCALE | SHEET | DRAWN BY |
|---|---|---|---|
| JULY 25, 2014 | 1" = 30' | 1 OF 1 | DME |