BILL GARRETT, Davidson County
Trans:T20150094308 DEEDWARR
Recvd: 11/05/15 09:33 2 pgs
Fees:13.00 Taxes:251.60
20151105-0112653

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 10205

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bennie Hackney Linda Hackney	new owner	07108003500
(NAME)	(NAME)	
333 Duke Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carlton L Horton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bennie Hackney, unmarried, Wayne Hackney and Linda Hackney, 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 the East 40 feet of Lot 76 on the plan of J.B. Haynes Subdivision of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee.

Said East part of Lot 76 fronts 40 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

Being the same property conveyed to Carlton L. Horton, by deed of record in Instrument No. 20100623-0049047 , Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 333 Duke Street, Nashville, TN 37207
(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.

Witness my/our hands this 30th day of October, 2015.

Carlton L Horton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlton L. Horton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that her executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 30th day of October, 2015.

Notary Public
My Commission Expires: 6-1-19

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires 06-01-2019

File No.: 10205