# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/15 14:12 2 pgs
Fees:13.00 Taxes:434.75
20151201-0121165

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $117,500.00

Affiant

Subscribed and sworn to before me this 30 day of November, 2015

Notary Public
My Commission expires: 3-4-17
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Keith R. Hankerson | Keith R. Hankerson | 06012019300 |
| 161 Hart Lane | 11655 Pine Cone Court | |
| Nashville, TN 37207 | Shinger, WI 53086 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joshua Lugo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keith R. Hankerson and wife, Peggy J. Hankerson,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 3 on the Plan of Ben Allen Court, Section 1, as shown on plat of record in Plat Book 6200, Page 593, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Joshua Lugo from Rubin Lublin, TN PLLC, Substitute Trustee, by Substitute Trustee's Deed on October 9, 2015, of record in Instrument Number 20151023-0108054, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,058.99 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06012019300, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 6200, Page 593, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5608, Page 781 and Book 5612, Page 634, Register's Office for Davidson County, Tennessee.

This is improved property known as: **161 Hart Lane, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2015.

**Joshua Lugo**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua Lugo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2015

My commission expires: 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.