BILL GARRETT, Davidson County
Trans: T20160046696 DEEDWARR
Recvd: 06/02/16 15:30 2 pgs
Fees: 13.00 Taxes: 1239.50
20160602-0055841

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0349HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Meredith Malley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2016.

Notary Public
Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Stappler 1917 Eastland Avenue Nashville, TN 37206	FARMINGTON MORTGAGE 2002 RICHARD JONES RD. #300A NASHVILLE, TN 37215	083-06-0A-004.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

John Hackney and Abby Simmons, now known as Abby Hackney, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Stappler, an unmarried man

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 Unit No. 4, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to John Hackney, an unmarried man and Abby Simmons, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Seth D. Mosley and Celi Ottosson, husband and wife, dated 10/30/14 and recorded 10/30/14 in Instrument No. 20141030-0100003; and the same property previously conveyed to Seth D. Mosley and Celi Ottosson, husband and wife, by Warranty Deed from Chaye S. Larsen, unmarried now known as Chaye A. Spector, unmarried, dated 4/29/11 and recorded 5/3/11 in Instrument No. 20110503-0033642, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) all easements and all matters contained in Master Deed and By-Laws of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812; said Register's office; (5) HOA Charter in Instrument No. 20050114-0005281, said Register's office; (6) Conveyance of Open Space in Instrument No. 20060713-0084325, said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1917 Eastland Avenue, Nashville, TN 37206.

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

Dated this the 26th day of May, 2016.

John Hackney

Abby Hackney

Abby Simmons, now known as Abby Hackney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Hackney and Abby Simmons, now known as Abby Hackney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY