WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of August, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/18/16 14:19 2 pgs
Fees:13.00 Taxes:481.00
20160818-0086492

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:
Devan McClish	SAME	093-04-0-087.00
8001 Anna Court		
Greenbrier, TN 37073		

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, **Patricia Faye Hackney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish, Kirtley Whittington, and Daniel Sifuentes**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 40 feet on Lot 41 and the westerly 8 feet on Lot 42 on the map of A.J. Caldwell's Subdivision of the Hobson Lands, of record in Book 421, Page 78, Register's Office for said county.

Said part of Lot Nos. 41 and 42 front together 48 feet on the northerly margin of Dew Street, formerly Caldwell Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patricia Faye Hackney from Wanda J. Williams by Warranty Deed on October 17, 1986, of record in Book 7014, Page 559, 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 $781.21 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 093-04-0-087.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1007 Dew Street, Nashville, TN 37206**

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 August 12, 2016.

Patricia Hackney

Patricia Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this August 12, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Suite, TN 37215

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE