Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2016.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Allyson Krebs 6001 CENTERPOINT LN NASHVILLE, TN 37209	New Owner	080 04 0 02900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Hackney and Linda Hackney husband and wife, and Bennie Ray Hackney, a single person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Allyson Krebs, unmarried and Erik Nikravan, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FRONTING 75 FEET ON THE COUNTY HOSPITAL ROAD, BEING A PART OF THE E.H. SCHROEDER PROPERTY; STARTING AT AN IRON PIN AT THE COMMON CORNER OF THE SCHROEDER AND CUNDALL PROPERTY AT THE RIGHT-OF-WAY OF THE COUNTY HOSPITAL ROAD; THENCE 75 FEET IN A SOUTHWESTERLY DIRECTION TO A POINT; THENCE 233.9 FEET IN A NORTHWESTERLY DIRECTION TO A POINT; THENCE 75 FEET IN A NORTHEASTERLY DIRECTION TO AN IRON PIN; THENCE 235 FEET IN A SOUTHEASTERLY DIRECTION TO AN IRON PIN, THE POINT OF BEGINNING.

Being the same property conveyed to Kenneth Hackney and Linda Hackney, husband and wife, and Bennie Ray Hackney, a single person by special warranty deed from HSBC Mortgage Services Inc. of record in Instrument No. 20150805-0078155 Register's Office for Davidson County, Tennessee, dated 07/30/2015 and recorded on 08/06/2016.

This property is improved property known as **1727 County Hospital Road, Nashville, TN, 37218.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20160081533 DEEDWARR
Recvd: 09/16/16 15:13 2 pgs
Fees:13.00 Taxes:518.00
20160916-0097768

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of September, 2016.

Kenneth Hackney

Linda Hackney

Bennie Ray Hackney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Hackney and Linda Hackney, and Bennie Ray Hackney** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 15th day of September, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016084652