BILL GARRETT, Davidson County
Trans: T20160082596 DEEDWARR
Recvd: 09/20/16 15:41 2 pgs
Fees: 13.00 Taxes: 629.00
20160920-0099129

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 $170,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2016.

Notary Public
My commission expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
David Stein 5465 Kales Avenue Oakland, CA 94618	New Owner	052-07-0-012.00

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, **Wayne Hackney and wife, Linda Hackney and Bennie Hackney, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Stein,** married man 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:

Land in Davidson County, Tennessee, being Lot No. 2 (Two), in Block "B" on the Unrecorded Plan of Homeacres, as subdivided by Blanchard & Parrish Surveyors. Said Lot No. 2 (Two) in Block "B" fronts 100 feet on Neely's Bend Road, its West line measures 275 feet, its rear or South line measures 100 feet, and its East line measures 275 feet.

Being the same property conveyed to John R. Coy and wife, Janie R. Coy by Warranty deed from Gregory Eugene Harris, Bradford Gene Harris, Ted Michael Harris, Julie Arnette Harris Birdwell and Jeffrey Harris, The Only Heirs At Law of Eugene Harris of record in Instrument No. 20080819-0085147 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 19, 2008.

Being the same property conveyed to Wayne Hackney and Linda Hackney, Husband and Wife, and Bennie Hackney, Unmarried by Warranty deed from Wells Fargo Bank, NA of record in Instrument No. 20151014-0104512 Register's Office for Davidson County, Tennessee, dated October 2, 2015 and recorded on October 14, 2015.

This property is improved property known as **923 Neelys Bend Road, Madison, TN, 37115.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Restrictions of record in Book 1415, Page 80, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 14th day of September, 2016.

Wayne Hackney

Linda Hackney

Bennie 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 **Wayne Hackney and Linda Hackney, and Bennie 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 14th day of September, 2016.

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

Notary Public

My Commission expires: 5/30/2017

FILE NO: 2016084660