WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092665 DEEDWARR
Recvd: 10/20/16 10:28 2 pgs
Fees: 13.00 Taxes: 444.00
20161020-0110901

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Dakotah Stanger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2016.

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayce E. Hackett	F&M Bank	148 15 0 100.00
(NAME)	(NAME)	
4728 Arapaho Bend	P.O.Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Douglas E. Wells, a single man,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kayce E. Hackett, a single woman,**, hereinafter called the GRANTEE(S), 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 Lot No. 49 on the Plan of APACHE HILLS, Section Five - Part Two, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas E. Wells by QuitClaim Deed dated 12/7/2011 from Janet E. Hansen of record in Instrument Number 20111208-0095880, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet E. Hansen by QuitClaim Deed dated 12/15/1993 from Beverly A. Knall of record in Book 9190, page 869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet E. Hansen and Beverly A. Knall by Deed dated 4/16/1991 from Billy R. King and wife, Rose King of record in Book 8332, page 496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 5040, page 357, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4728 Arapaho Bend, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of October, 2016.

Douglas E. Wells

Douglas E. Wells

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas E. Wells**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of October, 2016.

Notary Public
My Commission Expires: 4/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167