WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106662 DEEDWARR
Recvd: 12/05/16 11:25 2 pgs
Fees:13.00 Taxes:1755.65
20161205-0127299

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$465,000.00~~
$ 474,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Leyli Guseynova	Same	52-1-200
(NAME)	(NAME)	
257 & 259 Madison Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162580

For and 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, Shane Hackert and Mandy Hackert, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Leyli Guseynova, 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. :

257 Madison Blvd.

Land in Davidson County, Tennessee, being Lot No. 13 and the easterly 31.3 feet of Lot No. 12, Block "F", on the Revised Plan of Power and Roth's Madison Park Subdivision, which is of record in Book 843, page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said Lot and part of said Lot adjoin and front together 83.3 feet on the northerly side of Madison Boulevard and extends back between lines 263.9 feet on the easterly line of Lot No. 13 and 230 feet, more or less, on the westerly line of a part of Lot No. 12, to a line in the rear which they measure 80 feet.

259 Madison Blvd.

Land in Davidson County, Tennessee, being the southerly part of Lot No. 14, Block "F", on the Revised Plan of Power and Rother's Madison Park Subdivision, which is of record in Book 843, Page 7, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Said part of said Lot fronts 53 feet on the northerly side of Madison Boulevard and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line in the rear which it measures 50 feet, more or less.

Being all of the same property conveyed to Shane Hackert and Mandy Hackert by deed from Susan Trinchitella, dated April 5, 2016of record in Instrument No. 20160408-0033846, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 257 & 259 Madison Blvd., Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2016

Shane Hackert

Mandy Hackert

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shane Hackert and Mandy Hackert, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of November, 2016.

Notary Public
My Commission Expires: 4/19/17

