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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy Pewitt	SWBC	043-01-0-097.00
1411 Pierce Road	9311 San Pedro, Suite 125	
Madison, TN 37115-2744	San Antonio, TX 78216	

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, **Bennie Ray Hackney, unmarried and Kenneth Wayne Hackney and Linda Hackney, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Troy Glenn Pewitt, married, and Jimmy Troy Pewitt, 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Final Plat for Section 2, Shannon Place Subdivision of record in Plat at Instrument No. 20000309-0024171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bennie Ray Hackney, unmarried and, Kenneth Wayne Hackney and Linda Hackney, husband and wife by Warranty deed from Carole Rhoten, unmarried of record in Instrument No. 20151216-0126371 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 16, 2015 and Scrivener's Affidavit recorded in Instrument No. 20160119-0004788.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1411 Pierce Road, Madison, TN 37115-2744.**

BILL GARRETT, Davidson County
Trans:T20160111808 DEEDWARR
Recvd: 12/20/16 09:56 2 pgs
Fees:13.00 Taxes:462.50
20161220-0133460

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 6th day of December, 2016.

Bennie Ray Hackney

Kenneth Wayne Hackney

Linda 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 **Bennie Ray Hackney, and Kenneth Wayne Hackney and Linda 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 6th day of December, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016094792

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON