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

BILL GARRETT, Davidson County
Trans:T20170003096 DEEDWARR
Recvd: 01/12/17 09:04 2 pgs
Fees:13.00 Taxes:370.00
20170112-0003487

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Parcel ID
ADEEL AND SAMS RENTALS, LLC	Adeel and Sams Rentals, LLC	071-08-0-035.00
333 Duke Street	P.O. Box 4019	
Nashville, TN 37207	Brentwood, TN 37024	

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 HACKNEY, unmarried, 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 **ADEEL AND SAMS RENTALS, LLC,** 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 the East 40 feet of Lot 76 on the plan of J. B. Haynies Oriental Plan of Lots, recorded in Book 161, Pages 26 and 27, Registers Office for said County.

Said East part of Lot 76 fronts 40 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

Being the same property conveyed to BENNIE HACKNEY, UNMARRIED, WAYNE HACKNEY AND LINDA HACKNEY, HUSBAND AND WIFE, by deed from CARLTON L. HORTON, of record in Instrument No. 20151105-0112653, dated October 30, 2015, said Register's Office.

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 **333 Duke Street, Nashville, TN 37207.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 161, Pages 26 and 27, said Register's Office.

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 4th day of January, 2017.

Bennie Hackney

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 HACKNEY, 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 Brentwood, Tennessee, this the 4th day of January, 2017.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2016114902