BILL GARRETT, Davidson County
Trans:T20170061360 DEEDWARR
Recvd: 07/18/17 14:08 2 pgs
Fees:13.00 Taxes:3700.00
20170718-0072322

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2017. Notary Public My Commission Expires: SEPTEMBER 10, 2018

Address New Owner As Follows:
Brian P. Hackett
1837 Laurel Ridge Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
145 06 0 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN D. SINGLETON and wife, CHRISTINE C. SINGLETON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIAN P. HACKETT, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 as shown on the map entitled Laurel Ridge Section 3, of record in Plat Book 3600, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven D. Singleton and wife, Christine C. Singleton, by deed from Brian Philip Egan and wife, Sarena Angeline Egan, of record in Instrument No. 20050317-0029484, dated March 4, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3600, page 9, said Register's Office.

3. Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Book 8037, page 244, said Register's Office.

This is improved property known as: **1837 Laurel Ridge Drive, Nashville, TN 37215.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of July, 2017.

Steven D. Singleton

Christine C. Singleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven D. Singleton and Christine C.Singleton, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2017

(Seal)

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

Notary Public

My Commission Expires: _____