Bill Garrett Davidson County
Batch# 33885 DEEDWARR
12/05/2017 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20171205-0124169

WARRANTY DEED

State of Tennessee)
County of ~~Davidson~~ Sumner)

17-11-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~4th~~ 5th day of December, 2017

Notary Public

My Commission Expires: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW HACKBARTH	"NEW OWNERS"	91-7
(NAME) 5306 Louisiana Ave	(NAME)	032.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **NAOMI R. PRITIKIN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW HACKBARTH,** , 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, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1213, the westerly 13 and 1/3 feet of Lot No. 1211, and the easterly 5 feet of Lot no. 1215 on the Plan of Block No. 27, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 1213 and parts of Lots Nos. 1211 and 1215 front together 43 and 1/3 feet on the northerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to NAOMI R. PRITIKIN, UNMARRIED AND LENA PRITIKIN, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed from ROBERT L. FERGUSON, SR., AND WIFE, TRESHA R. FERGUSON, of record in Instrument No. 20000329-0031556, Register's Office for Davidson County, Tennessee. THE said LENA PRITIKIN is now deceased on April 8, 2013.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor herein.***

BEING unimproved ☐
Improved ☒ property known as: **5306 Louisiana Ave, Nashville, TN, 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 4th day of December, 2017.

NAOMI R. PRITIKIN

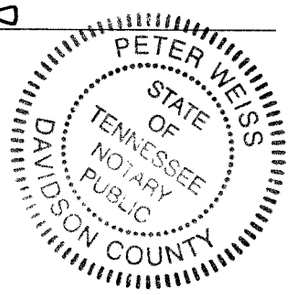
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NAOMI R. PRITIKIN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 2017.

My Commission Expires: 07/02/18

Notary Public



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

