WARRANTY DEED

Bill Garrett Davidson County
Batch# 82522 DEEDWARR
04/19/2018 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $574.24
20180419-0036754

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,200.00.

Affiant

Subscribed and sworn to me on 04/18/18.

NOTARY PUBLIC
My Commission Expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tony Hackney 3600 Hillsboro Pike #E-16 Nashville, TN 37215	Tony Hackney 5915 Belts Rd PO Box 114 Ridgetop, TN 37152	117-11 0B-080.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Michael Wright, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Tony Hackney and Joan Hackney, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. E-16, Parcel 080, as shown on the Revised Plan of The Villager East Condominium Apartments, of record in Plat Book 5200, Page 235 and established by the Master Deed of record in Book 5457, Page 298, as corrected in Book 5553, Page 336, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5457, page 338, said Register's Office, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed, as amended, reference to which is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Justin Michael Wright by Warranty Deed from James M. Halloran, a married person, recorded on the 28th day of November, 2006 in Instrument No. 20061128-0146433, in the Register's Office of Davidson County, Tennessee.

This is Improved property, known as 3600 Hillsboro Pike #E-16 Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES their is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands on 04/18/18.

Justin Michael Wright by George Michael Wright as Attorney-in-Fact

Justin Michael Wright by George Michael Wright, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/18/18, before me personally appeared Justin Michael Wright by George Michael Wright as Attorney-in-Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 04/18/18.

NOTARY PUBLIC

My Commission Expires: _____

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: FEBRUARY 18, 2019

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

