WARRANTY DEED

Bill Garrett Davidson County
Batch# 111626 **DEEDWARR**
07/02/2018 11:26:04 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180702-0063819

File No. RW0004149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

SELINA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Hackett, III and Elizabeth Norvell Hackett	The Wilson Group	131-03-00-163.00-CO
(NAME)	(NAME)	
4400 Belmont Park Terrace #163	4100 Hillsboro Cr	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Melanie L. Moore, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Hackett, III and Elizabeth Norvell Hackett, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Building Site No. 163 on the Plan of Arden Place, Section V, as of record in Book 4955, Page 41, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with one membership in Arden Place Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to James Voss, unmarried by Warranty Deed from Sandra Dunaway, a single person and James Michael Voss, a single person of record in Instrument No. 20050303-0023399 Register's Office for Davidson County, Tennessee, dated February 18, 2005 and recorded on March 03, 2005.

And further conveyed to James Voss, a single person, and Sandra Dunaway, a single person as joint tenants with right of survivorship and not tenants in common by Quitclaim Deed from James Voss, a single person of record in Instrument No. 20060228-0022902 Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on February 28, 2006. Said Sandra Voss died Intestate on September 17, 2010, leaving James Voss as surviving tenant by the entirety. The said James Voss died testate on 12/8/2017 and his Last Will & Testament has been admitted for Probate under Docket No. 10P1680, in the Seventh Circuit Court of Davidson County, Tennessee, thereby vesting title into the sole devisee under said Last Will & Testament: Melanie L. Moore.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace #163, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs 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 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 29th day of June, 2018.

Melanie L. Moore

Melanie L. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melanie L. Moore, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206