THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25351

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 169050 DEEDWARR
11/30/2018 11:13:22 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20181130-0116889

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Marsh	Guy Marsh	MAP
4611 Wyoming Avenue	4200 West End Ave. Apt. 301	PARCEL 103-04-0H-001.00-CO
Nashville, TN 37209	Nashville, TN 37205	
(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, **Kevin M. Hackney, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy Marsh, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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 Unit 1 (4611-A) on the plan of 4611 Wyoming Avenue Condominiums as recorded as a Master Deed Establishing a Horizontal Property Regime for 4611 Wyoming Condominiums, of record as Instrument Number 20070417-0045872, Register' s Office for Davidson County, Tennessee, and reference is made to the "Exhibit A" attached thereto.

Being the same property conveyed to Kevin M. Hackney, unmarried by Warranty deed from Blake J. Shelide and wife, April Shelide of record in Instrument No. 20141006-0092397 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 06, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4611 Wyoming Avenue, Nashville, TN 37209.**

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 phural the singular, and the use of any gender shall be applicable to all genders.

Witness ✓ hand( ) this the 27th day of November, 2018.

Kevin M. Hackney

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin M. Hackney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of November, 2018.

My Commission expires: 8-23-21

Ronald J. Roy
Notary Public

RONALD J. ROY
COMM. #2207064
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires August 23, 2021