WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-16-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin M. Hackney	NEW OWNER	10312013900
(NAME)	(NAME)	
4200 West End Ave, # 307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jodie Beneke, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kevin M. Hackney, an unmarried man, hereinafter called the GRANTEE(S), and/or his 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. 36 of Bock "C" on the Plan of Cherokee Park, Section 2, of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 36 fronts 60 feet on the easterly side of Lauderdale Road and extends back 187.85 feet on the northerly line and 190.36 feet on the southerly line to a dead line, measuring 56 feet thereon.

Being part of the same property conveyed to Albert R. Lawson and wife, Ellen C. Lawson by Warranty Deed from Elsie Frances Ogles, unmarried, dated October 31, 1984 and recorded November 07, 1984 of record in Book 6421, Page 213, Register's Office for Davidson County, Tennessee.

The said Albert Robert Lawson died on December 15, 2006, leaving the said Ellen C. Lawson the sole surviving tenant by the entirety.

Being part of the same property conveyed to Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, Dated February 16, 2017 by Quitclaim Deed from Ellen C. Lawson, dated April 17, 2017 and recorded April 25, 2017 of record in Instrument No. 20170425-0040312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Karen Johnson Davidson County
Batch# 219932 DEEDWARR
04/22/2019 08:59:25 AM 2 pgs
Fees: $13.00 Taxes: $1,761.20

20190422-0036114

File No.: 393932
Warranty Deed TN

All matters shown on the plat of record in Book 547, Pages 175 and 176, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 204 Lauderdale Road, Nashville, TN 37205

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of April, 2019.

Jodie Beneke, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017

By: _____
Jodie Beneke
Its: Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Beneke, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the within instrument in the capacity and for the purposes herein contained.

Witness my hand and Official seal this 17th day of April, 2019.

_____
Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

