WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2020-354

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

M. Spthnagle (Affiant)

Sworn to and subscribed before me this 11th day of May, 2020.

J Anderson
Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 396984 DEEDWARR
05/07/2020 12:34:22 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200507-0047739

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
NEAL GOLD AND MINDY GOLD	NEW OWNER	**142-11-0B-035.00-CO**
(NAME)		
821 Magnolia Ct E		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph Hackney and Svetlana Fayermark Hackney, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Neal** Scott **Gold and Mindy Gold, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 35 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in Instrument Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

Being all the same property conveyed to Joseph B. Hackney and Sveta Fayermark, husband and wife, by deed from Martha Jean Thomas, unmarried, of record in Instrument No. 20130916-0097183, said Register's Office. The said Sveta Fayemark is NKA Sveta Fayermark Hackney.

This is improved property also known as: 821 Magnolia Ct. E, Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Book 9367, Page 807, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of May, 2020.

_____(SEAL)
Joseph Hackney

_____(SEAL)
Svetlana Fayermark Hackney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2020, before me personally appeared Joseph Hackney and Svetlana Fayermark Hackney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022