STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: 7/6/20
File No. G20-8614

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 397990 **DEEDWARR**
05/08/2020 03:20:20 PM 2 pgs
Fees: $13.00 Taxes: $952.75

20200508-0048310

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Karen Sky Miller (NAME) | Franklin Synergy Bank (NAME) | 17-17 |
| 175 Union Hill Rd (STREET ADDRESS) | 1015 Westhaven Boulevard, Suite 150 (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Franklin, TN 37064 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Wayne Hackney and Linda Hackney, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Sky Miller**, * 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:

* single woman

Land in the 10th Civil District of Davidson County. Tennessee, described as follows:

Beginning at a spike in the center of the Union Hill Road, C. G. Harris' southwest corner and the northwest corner of this land; thence with the line of said Harris north 62 deg. 40' east 283.5 feet to an iron pin, a corner of said Harris in the line of Charley Benton; thence with the lines of said Benton and Matchak south 70 deg. 45' east 448.5 feet to a post, a corner to said Matehak and Frank R. Trice in the line of Mrs. Lenice Greer Dorris; thence with the line of said Trice south 68 deg. 00' wast 577 feet to a spike in the center of aforesaid road, a corner to said Trice; thence with the center of said road north 31 deg. 05' west 270 feet to the beginning, containing 2.8 acres, more or less.

Being the same property conveyed to James J. Behne and wife, Carol J. Behne by Warmly deed from James Edward Proctor and wife, Patricia L. Proctor of record in Book 8203, page 432, Register's Office for Davidson County, Tennessee, dated September 25, 1990 and recorded on September 26, 1990. The said James J. Behne having since died November 24, 1994, vesting fee simple title unto the wife, Carole Behne as surviving tenant by the entirety.

Being the same property conveyed to Wayne Hackney and Linda Hackney, husband and wife by Deed dated September 26, 2018 from Music City Holdings, LLC, a Texas Limited Liability Company, recorded October 1, 2018, in Instrument Number 20181001-0097240, in the Official Records of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1756 Union Hill Road, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 4th day of May, 2020.

Wayne Hackney

Linda Hackney

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2020, before me personally appeared Wayne Hackney and Linda 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 4th day of May, 2020.

D. TODD SMITH SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

---

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**