THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $362,900.00 Affiant Subscribed and sworn to before me, this 24 day of July, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 446532 DEEDWARR
07/29/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,342.73
20200729-0083754

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Colin Briant 6179 Old Hickory Blvd Whites Creek, TN 37189	New Owner	Tax Parcel ID No. 038-00-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN G. HACKWELL, A MARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COLIN BRIANT, UNMARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by E.P. Hall Surveying Co., dated April 22, 1977, as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Blvd; said point being the northeasterly corner of an 18 acre tract (Book 2150, page 361), more or less; thence North 73 degrees 45 minutes West 91.3 feet to an iron pipe; thence North 37 degrees 58 minutes West 357.70 feet to an iron pipe; thence North 62 degrees 37 minutes West 213.16 feet to an iron pipe; thence North 77 degrees 30 minutes West 224.42 feet to an iron pipe; thence South 78 degrees 05 minutes West 200 feet to an iron pipe; next to a beech tree; thence South 58 degrees 33 minutes East 666.32 feet to an iron pipe; thence South 3 degrees 08 minutes West 233.32 feet to an iron pipe; thence South 67 degrees 55 minutes East 299.80 feet to an iron pipe in the westerly margin of Old Hickory Boulevard; thence along the westerly margin of Old Hickory Boulevard, North 292.08 feet to the point of beginning, and containing 5.12 acres, more or less.

Being the same property conveyed to NATHAN G. HACKWELL, by deed from HENRY P. HAMBLEN, JR., INDIVIDUALLY AND HENRY P. HAMBLEN, SR., RESERVING A LIFE ESTATE, of record as Instrument No. 20050401-0035635, dated March 30, 2005, said Register's Office.

MECHELLE HACKWELL, spouse of NATHAN G. HACKWELL, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This is improved property commonly known as: **6179 Old Hickory Blvd, Whites Creek, TN 37189**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2020.

NATHAN G. HACKWELL

MECHELLE HACKWELL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATHAN G. HACKWELL and MECHELLE HACKWELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of July, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23