WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 887489 DEEDWARR
07/12/2022 11:36:27 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220712-0080031

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/22/25

(AFFIX SEAL)

CARRIE BORDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Mell Fletcher Jr.	SWBC Mortgage Corp.	
(NAME)	(NAME)	
3000 Hillsboro Pike, Unit 39	9311 San Pedro #100	117030A039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78216	
(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 Robert T. Hackett, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Mell Fletcher Jr., an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 39 on the Plan of Versailles Apartment condominiums (or Townhomes), created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5168, page 944, as amended in Book 7770, page 955, and book 8434, page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Versailles Apartment condominiums, (or Townhomes), as of record in Book 5050, page 80, and corrected in Book 5171, page 153, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Ann Hackett and Robert T. Hackett by Quit Claim Deed from Ann Hackett, dated 04/08/1993, of record in Book 8916, Page 636, Register's Office for Davidson County, Tennessee.

The said Ann Hackett having since died on 12/15/2020 leaving Robert T. Hackett as sole surviving heir.

All matters shown on the plat of record in Plat Book 5050, Page 80, as corrected in Book 5171, Page 153 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5168, Page 944; amended in Book 7770, Page 955; amended in Book 8434, Page 719, recorded in Register's Office for Davidson County, Tennessee. Sewer and or Storm Drainage Easement of record in Book 4158, Page 34, Register's Office for Davidson County, Tennessee. Access Easement of record in Book 4240, Page 209, Register's Office for Davidson County, Tennessee. Deed and Dedication of Easement of record in Book 5221, Page 681, Register's Office for Davidson County, Tennessee. Easement to the City of Nashville for Sewer of record in Book 3531, Page 592, Register's Office for Davidson County, Tennessee. Charter of Homeowner Association of record in Book 5179, Page 858, Register's Office for Davidson County, Tennessee. By-Law in Master deed of record in Book 5589, Page 367; amended in Book 5659, Page 641; rerecorded in Book 5667, Page 375; amended in Book 7770, Page 955, 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 ☒ 3000 Hillsboro Pike, Unit 39, Nashville, TN 37215
(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 8th day of July, 2022.

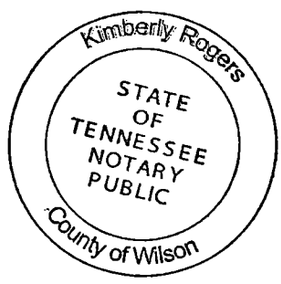
Robert T. Hackett

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Hackett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2022.

Notary Public:
My Commission Expires: 6.9.2024



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122