Davidson County DEEDWARR
Recvd: 07/30/01 13:10 2pgs
Fees:13.00 Taxes:788.10

20010730-0080475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Karen K. Moix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2001.

Sharon L. Kney
Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

SHARON L. KINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Moix	SouthTrust Mortgage Corporation	104-11-74
(NAME)	(NAME)	
2607 Acklen Avenue	210 Wildwood Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

R. DAX HAWKINS AND WIFE, KELLY G. HAWKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK A. MOIX AND WIFE, KAREN K. MOIX,

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:

Land in Davidson County, Tennessee, Being Lot No. 61 on the Plan of Stokes & Marshall's Subdivision as of record in Book 332, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Dax Hawkins and wife, Kelly G. Hawkins by deed from Loren S. Davis and wife, Renee L. Davis of record in Book 10918, Page 234, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2607 Acklen Avenue, Nashville, TN 37212

(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 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. 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.

Witness my/our hand(s) this 20th day of July, 2001.

R Dax Hawkins by Mark A. Moix Atty in fact
R. Dax Hawkins

Kelly G Hawkins by Mark A. Moix Atty in Fact
Kelly G. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mark Deutschmann, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of R.Dax Hawkins and Kelly G. Hawkins, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said . WITNESS my hand and Notarial Seal this July 20, 2001.

Sharon L. Riney
Notary Public

My Commission Expires
5/28/03

