SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/17/02

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Sullender	SAME	141-12-0-B/091.00
(NAME)	(NAME)	
7161 Bay Cove Trail	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAME	
(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, **Matthew G. Hawkins unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Sullender and wife, Carolyn M. Sullender**, 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. 103 on the Plan of Southampton, Phase 5, as of record in Plat Book 6900, page 217, Register's Office for said County to which plat reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Matthew G. Hawkins and Kristi L. MacBriar by Deed from Matthew G. Hawkins, dated 1/19/99, recorded 2/3/99 in Book 11324, page 354, Register's Office for Davidson County, Tennessee. Further being conveyd to Matthew G. Hawkins , unmarried, by Quitclaim Deed from Matthew G. Hawkins and Kristi L. MacBriar, dated 5/17/02, recorded 6/4/02, in Instrument 20020604006762 0, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 7161 Bay Cove Trail, Nashville, TN 37221
(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 our/my hands this 5/17/02.

Matthew G. Hawkins

Davidson County DEEDWARR
Recvd: 06/04/02 14:30 1pgs
Fees:13.00 Taxes:703.00

20020604-0067621

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Matthew G. Hawkins and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson Co, Tennessee this 5/17/02.

Commission expires: 1/28/06

Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.