WARRANTY DEED

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/22/02

Notary Public

MY COMMISSION EXPIRES:

(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
Sharon K. Hawkins William M. Hawkins Jr and	SAME	155-16-0-A-252.00
(NAME) 5029 Traceway Drive	(NAME) SAME	
(ADDRESS) Nashville, TN 37221	(ADDRESS) 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, AMERICAN ESCROW AND CLOSING COMPANY, AN ILLINOIS CORPORATION HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Hawkins Jr. and wife Sharon K. Hawkins, 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:

SEE ATTACHED EXHIBIT A

AMERICAN ESCROW & CLOSING COMPANY ILLINOIS CORPORATION

unimproved ☐

This is improved ☒ property, known as 5029 Traceway Drive, 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 5/22/02.

AMERICAN ESCROW & CLOSING COMPANY

by: Robert J. Cepek

Robert J. Cepek Vice-President

Davidson County DEEDWARR
Recvd: 06/10/02 08:24 2pgs
Fees:13.00 Taxes:1073.00

20020610-0069905

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF Cook

Before me, a Notary Public, personally appeared ROBERT J. CEPEK, VICE-PRESIDENT OF AMERICAN ESCROW & CLOSING COMPANY 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 MT PROSPECT, IL, ~~Tennessee~~ this MAY 22, 2002.

Commission expires:

Notary Public

OFFICIAL SEAL
RICHARD S CISEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/22/05

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Traceside, Section Ten, Revision One, of record in Book 9700, Page 827, Register's Office for said County, to whcih plan reference is hereby made for a more complete legal description.

Being the same property conveyed to American Escrow and Closing Company, an Illinois Corporation, by deed from Kevin S. Pearce and wife, Amy S. Pearce, of record in Instrument No. 20020610000699 04, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

(02-0205-41447.PFD/02-0205-41447/49)