# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 10:16 2pgs
Fees:13.00 Taxes:858.40

20031223-0182325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aimee B. Hawkins | Franklin American Mortgage Co | 172-06-48 |
| (NAME) | (NAME) | |
| 5122 Marc Court | 501 Corporate Centre Dr., Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Franklin, TN 37067 | |
| (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, **Sidney Gaines Barry, II and wife, Tracy Fike Barry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aimee B. Hawkins and husband, Brett G. 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Harvard Estates, Section 4, as of record in Plat Book 4675, page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Sidney Gaines Barry II, and wife Tracy Fike Barry by deed from Rebecca B. Bullion and husband, Larry C. Bullion, of record in Book 11724, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2003 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, page 153, said Register's Office; and (c) restrictive covenants of record in Book 4681, page 75, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5122 Marc Court, Nashville, TN 37211

(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 hands this 15th day of December, 2003.

Sidney Gaines Barry II

Tracy Fike Barry

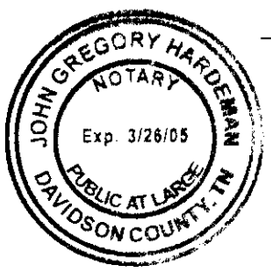
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney Gaines Barry and Tracy Fike Barry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2003.

Commission expires:




Notary Public

**FILE NO. 1205031182**

**PREMIER ESCROW, LLC**
**4301 HILLSBORO RD., STE 300**
**NASHVILLE, TN 37215**