File #200410126

Davidson County DEEDWARR
Recvd: 05/24/04 08:14 2pgs
Fees:13.00 Taxes:514.30
20040524-0060286

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. ROGERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bain Hawkins		Map: 75-12-B-26
(NAME) 1021 Brookside Woods Boulevard	(NAME)	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **I, KELLY L. BUTLER, FORMERLY KNOWN AS KELLY L. COLLETT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DAVID BAIN HAWKINS, UNMARRIED,** 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 all of Lot No. 97, on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, A Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Page 397, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kelly L. Collett, unmarried by Warranty Deed dated August 31, 2001 of record in Instrument No. 20010904-0095619, Register's Office for Davidson County, Tennessee.

Kevin Butler, spouse of Kelly L. Butler, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10444, Page 213 and amended in Book 11103, Page 156 and Book 11453, Page 900; By-Laws of record in Book 10444, Page 230; Agreement for Dedication of Easement for Sanitary Sewer and /or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11125, Page 436; Easement granted to First Suburban Water Utility District of Davidson County Tennessee (Cumberland Utility District) of record in Book 5609, Page 627; Articles of Incorporation of Brookside Woods Homeowners' Association of record in Book 10451, Page 506; Deed of Conveyance of record in Book 11497, Page 577; Quitclaim Deed for Common Areas of record in Book 11450, Page 112; Planned Unit Development Boundary Plat of record in Book 9700, Page 350; all matters shown on plat of record in Plat Book 9700, Page 397; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1021 Brookside Woods Boulevard, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 7th day of May, 2004.

Kelly L. Butler

Kevin Butler

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Kelly L. Butler and husband, Kevin Butler who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

David Bain Hawkins will be responsible for the 2004 property taxes.

Send Tax Bills:
David Bain Hawkins
1021 Brookside Woods Blvd.
Hermitage, TN 37076