Davidson County DEEDWARR
Recvd: 06/27/05 09:04 2 pgs
Fees:13.00 Taxes:303.40

20050627-0073226

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF June, 2005.

Notary Public

Commission Expiration: May 21, 2007

JENNIFER RIFKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMM. EXP. MAY 21, 2007

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Falenia R. George **712 Mercer Drive** **Hermitage, TN ~~37078~~ 37076**	**SAME AS OWNER**	**075-160-02000**

WARRANTY DEED

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, WE, Tracy L. Hawk, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Falenia R. George, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 41-B on the Zone Lot Division of Lots 41, 45, 46, and 73, Meadows of Tulip Grove, Section One, of record in Plat Book 5200, page 612 and as amended in Plat Book 6250, page 554, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tracy L. Hawk on 07/16/99, by deed from Teresa L. Matheny, filed for record on 07/22/99, in Book 11583, page 279, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 712 Mercer Drive, Hermitage, TN 37076.

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 hand this 15th day of June, 2005.

Tracy L. Hawk

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy L. Hawk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 15th day of June, 2005.

JENNIFER RAE PERKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMM. EXP. MAY 21, 2007

Notary Public

Commission Expiration: May 21, 2007

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

On this the 15 day of June, 2005, before me personally appeared Tracy L. Hawk, to me known to be the person who executed the foregoing instrument in behalf of Tracy L. Hawk as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

JENNIFER RAE PERKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMM. EXP. MAY 21, 2007

Notary Public

Commission Expiration: May 21, 2007
