File No. 250601568

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2005.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/07/05 15:51 2 pgs
Fees:13.00 Taxes:802.90
20050707-0078724

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Vai	Countrywide Home Loans, Inc.	MAP 85
(NAME) 433 Wellington Square	(NAME) 801 Crescent Drive	GROUP 11-9
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, Tennessee 37067	PARCEL 114
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, Stephen Lowell Hawkins, Successor Trustee of the Ruth B. Hawkins Trust U/A/D 2/10/97 of the Hawkins Joint Living Trust Agreement & Successors in Trust,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce E. Vai and his wife, Donna Vai,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7, Resubdivision of Lot 2 on the Plan of Wellington Square Subdivision, as of record in Plat Book 9700, Page 701, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lowell B. and Ruth B. Hawkins, Trustees U/A/D 2/10/97 of the Hawkins Joint Living Trust Agreement and Successors in Trust, by deed from Wellington Square, LLC of record in Instrument Number 20001107-0110390 and re-recorded in Instrument number 20001207-0120508, Register's Office for Davidson County, Tennessee. The said Lowell B. Hawkins having since died and Ruth B. Hawkins being unable to manage the affairs of Trustee, the Grantor herein is the Successor Trustee of the Ruth B. Hawkins Trust (Survivor's Trust) U/A/D February 10, 1997, and the Successor Trustee of the Lowell B. Hawkins Trust (Decedent's Trust) U/A/D 5/21/05, with the full powers given to the original Trustees to sell and convey any trust property pursuant to the provisions of the Restatement of The Hawkins Trust Agreement U/A/D February 10, 1997.

This conveyance is subject to Master deed and By-Laws of record in Deed Book 6680, page 770 and Charter for HOA in Book 6712, page 30 and Book 6987, page 986, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 701, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 433 Wellington Square, Nashville, TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of July, 2005.

Stephen Lowell Hawkins, Successor Trustee of the Ruth B. Hawkins Trust U/A/D 2/10/97 and the Lowell B. Hawkins Trust U/A/D 5/24/05.

By: Stephen Lowell Hawkins Successor Trustee
STEPHEN LOWELL HAWKINS, Trustee

Attest:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephen Lowell Hawkins, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of July, 2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250601568
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122