WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 11:00 2 pgs
Fees:13.00 Taxes:835.83

20050913-0109853

RETURN TO BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00.

Affiant

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. 5/28/06

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna A. Reynolds	SAME	Map 104-09-K
(NAME)	(NAME)	
3818 West End Avenue, Unit 312		Parcel 312
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **RICHARD L. HAWK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA A. REYNOLDS,** 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 Unit No. 312 of The Montclair as described in the Master Deed establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office, together with an undivided interest to the common elements appurtenant to said Unit as described in said Master Deed, as amended.

Being the same property conveyed to Richard L. Hawk, a single person, by deed from Betty C. Kleeman, a single person, of record in Book 9427, page 863, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 954, said Register's Office; and (c) Master Deed and Bylaws of record in Book 7332, page 380, Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office; (d) Restrictive Covenants of record in Book 6846, page 838, said Register's Office; and (e) easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 109 and Book 7902, page 145, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3818 West End Avenue Unit 312, Nashville, TN 37205

(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 my hand this 12th day of September, 2005.

Richard L. Hawk

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 Richard L. Hawk, the bargainor, 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 Nashville, Tennessee this 12th day of September, 2005.

Commission expires:

Notary Public

AMY ADAMS GOWAN
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE