Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 12:34 2 pgs
Fees:13.00 Taxes:872.83
20060426-0047738

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of April, 2006

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires 10-14-2009 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prepared By:
Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Lorenzo Hawkins III and wife, Elaine Hawkins	Same / New Owner	173-04-0-A-408.00 CO
(NAME) 1405 Napa Pt. W	(NAME) Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **S&Y Construction, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lorenzo Hawkins III and wife, Elaine Hawkins**, 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:

LAND in Davidson County, Tennessee, being Lot No. 360 on the Plan of Section Four Oak Highlands, a Planned Unit Development of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to S&Y Construction, Inc., a Tennessee Corporation from Pine Oaks Properties Two, LLP, A Tennessee Limited Liability Partnership, n/k/a Pine Oaks Properties Two, G.P., a Tennessee General Partnership by Quitclaim Deed dated June 10, 2005 and recorded June 17, 2005 in Instrument No. 20050617-0069649, Register's Office for Davidson County. Also conveyed to Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership by deed from Sun NLF Limited Partnership recorded April 9, 1998 in Book 10881, Page 126, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Instrument No. 20000428-0042354; 20020725-0089130; 20020725-0089131; Book 7350, Page 24 and Book 8765, Page 77, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1405 Napa Pt. W, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 20th day of April, 2006

S&Y CONSTRUCTION, INC
A TENNESSEE CORPORATION

BY: _____
MANSOOR MIKE SEDAGHAT, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MANSOOR MIKE SEDGHAT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **S&Y Construction, Inc.** the within named bargainor(s), a Tennessee CORPORATION, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2006.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public