Davidson County DEEDWARR
Recvd: 10/17/06 10:52 2 pgs
Fees:13.00 Taxes:435.49

20061017-0128751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Marvin L. Hawkins	Primary Residential Mortgage	136-03-0 B
3880 Priest Lake Drive #66	4750 West Wiley Post Way	GROUP
Nashville, Tennessee 37217	Salt Lake City, UT 84116	PARCEL 021.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventeen Thousand Seven Hundred Dollars and Zero Cents ($117,700.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy K. Allen, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marvin L. Hawkins, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Townhouse No. 66, Building No. 27, and the garage herewith in a Horizontal Property Regime located on the Plan of Priest Lake Condominium Townhouses, Phase 2, of record in Plat Book 4675, pages 131 and 145, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nancy K. Allen, unmarried, by deed dated March 24, 1995, from Robert S. Powell, Jr. and Diane M. Powell of record in Book 9628, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 3880 Priest Lake Drive #66, Nashville, Tennessee 37217

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 6th day of October 2006.

Nancy K. Allen

Nancy K. Allen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Nancy K. Allen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY