File No. 270400402

WARRANTY DEED

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 05/03/07 14:40 2 pgs
Fees:13.00 Taxes:761.83
20070503-0053320

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Spicer	JP Morgan Chase Bank, NA	034-07-0A 028.00CO
(NAME) 637 Glenn Circle	(NAME) 700 Kansas Lane	
(ADDRESS) Madison, TN 37115	(ADDRESS) Monroe, LA 71203-4774	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Larry G. Hawkins and wife, Renae Spencer Hawkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William N. Spicer and wife, Lorenzia A. Spicer**, HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 28, on the Plan of Harbor Village, Phase I (Revised), Planned Unit Development, of record in Book 6900, Page 37 and amended in Book 8250, Page 490, in Register's Office for Davidson County, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Larry G. Hawkins and wife, Renae Spencer Hawkins by Warranty Deed dated November 30, 1998 of record in Book 11233, Page 266, Register's Office for Davidson County, Tennessee. Further being the life estate conveyed to Katherine L. Hawkins by Warranty Deed dated February 18, 2003 of record in Instrument No. 200302210022998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Book 6900, Page 37 and amended in Book 8250, Page 490; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 4224, Page 198, Book 4224, Page 208 and Book 5589, Page 831, Sewer Easement to Hendersonville Utility District as of record in Book 5970, Page 679, Restrictions as of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and in Instrument No. 200108179989318, By-Laws as of record in Instrument No. 200702050014894, Sewer Easement to Metropolitan Government of Nashville, Tennessee as of record in Book 7026, Page 914 and Transmission Line Easement to Metropolitan Government of Nashville Electric Power Board as of record in Book 10437, Page 210, said Register's Office.

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 637 Glenn Circle, Madison, TN 37115
(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, thier 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, thier 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/our hands this 30th day of April, 2007.

Larry G. Hawkins

Renae Spencer Hawkins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry G. Hawkins and wife, Renae Spencer Hawkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie

Notary Public

File Number: 270400402

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066