39-B

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hawkins **And** **Patricia Hawkins**	**SAME**	**117-13-78**
(NAME) **2827 Kenway Road**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, WE, **Pamela Threadgill Trella, and husband Phillip M. Trella,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Hawkins and wife, Patricia Hawkins**, 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 Lot No. 67 on the plan of Woodmont Estate, Number 2, of record in Book 1130, page 99, Register's Office for said County.

SAID Lot No. 67 fronts 105.0 feet on the southerly margin of Kenway Road and extends back 197.8 feet on the westerly line and 182.0 feet on the easterly line to a broken line in the rear, measuring 133.1 feet thereon.

Being the same property conveyed to Pamela J. Threadgill, a single person by deed from David H. Rue and spouse, Linda B. Rue of record in Book 8903, page 37 Register's Office for Davidson County, Tennessee. The said Pamela J. Threadgill is now known as Pamela Threadgill Trella.

This conveyance is subject to: The Plan of Record in Book 1130, page 99 and property taxes for the current year.

Phillip M. Trella, husband of the said Pamela Threadgill Trella, joins in this conveyance for the purpose conveying any and all right and title or interest that he may have in subject property.

unimproved ☐

This is improved ☒ property, known as **2827 Kenway Road, Nashville, TN 37215**

(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 22nd day of June, 2007.

Pamela Threadgill Trella

Phillip M. Trella

Davidson County DEEDWARR
Recvd: 07/02/07 11:42 2 pgs
Fees:13.00 Taxes:1589.15

20070702-0078577

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 Pamela Threadgill Trella and Phillip M. Trella, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22ND DAY OF JUNE, 2007.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007