Davidson County DEEDWARR
Recvd: 01/07/08 13:30 2 pgs
Fees:13.00 Taxes:1036.00

20080107-0001758

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $280,000.00
Affiant
Subscribed and sworn to before me
This 14 day of December, 2007
Notary exp:_____

Address of new owners:
6817 Sunnywood Dr
Nashville Tn 37211

Send tax bills to:
Countrywide Bank, FSB
1520 Memorial Blvd Ste 104
Murfreesboro, Tn 37129

Map & Parcel:
181-01-0A-044.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Victoria A. Smith, formerly known as Victoria McGee Smith**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cheyenne R. Hawkins and wife Lindsay E. 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.147 on the Plan of Sugar Valley, Section One, a Planned Unit Development, of record in Plat Book 9700. pages 709-711, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to VICTORIA MCGEE SMITH, by quitclaim deed from JOHN ANDREW SMITH of record as Instrument No. 20080107-0001757, dated July 18th, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Matters shown on the Plan of record in Plat Book 9700, pages 709 thru 711, (2) Matters shown on the Boundary Plan of record in Plat Book 9700 page 374, (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14, as supplemented and amended of record as Instrument No. 20040203-0013041, (4) Sanitary Sewer Easement of record in book 9343, page 202 and Book 9487, page 901, (5) Dedication of Easement of record as Instrument no. 20010404-0032941, said register's office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **6817 Sunnywood Dr Nashville Tn 37211**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 14th day of December, 2007.

Victoria A Smith

Victoria A. Smith

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 **Victoria A. Smith**, 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 this 14th day of December, 2007

Stacy Denson Palmer
Notary Public

Commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008