Davidson County DEEDWARR
Recvd: 07/18/08 12:21 2 pg
Fees:13.00 Taxes:469.90

20080718-0073839

State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater, for this transfer is $ 127,000.00

Sherita G. Dawkins
Affiant

Subscribed and sworn to before me, this the
16th day of July, 2008

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Sherita G. Dawkins	SunTrust Mortgage	43-9-98.00
245 Cumberland Avenue	201 4th Ave. North 6th Floor	
Madison, TN 37115	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Dawkins Contracting, LLC** said Grantor does hereby bargain, sell, transfer and convey unto **Sherita G. Dawkins, unmarried** 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 the easterly 1/2 of Lot No. 17, on the Plan of Block "D" of Woodlawn Estates, as shown on plat of record in Plat Book 843, page 82, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Easterly 1/2 of Lot 17 fronts 50.5 feet on the Northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Dawkins Contracting, LLC in Instrument 20080208-0013259 recorded 2/8/2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 245 Cumberland Avenue, Madison, TN. 37115

X Improved Property Unimproved Property

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 16th day of July, 2008.

Allison Dawkins

Dawkins Contracting, LLC
By:Allison Dawkins, Managing Member

Betty Dawkins

Dawkins Contracting, LLC
By: Betty Dawkins, Managing Member

STATE OF TENNESSEE .
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Allison Dawkins and Betty Dawkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the **Managing Member of Dawkins Contracting, LLC,** the within named bargainor, a corporation, and that he as such **Managing Members**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of July , 2008.

My Commission Expires:
11-29-2011

Darlene Edwards
Notary Public

