BILL GARRETT, Davidson County
Trans:T20090057478 DEEDWARR
Recvd: 08/21/09 14:49 2 pgs
Fees:13.00 Taxes:676.55
20090821-0078978

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$182,850.00**

Affiant

Subscribed and sworn before me this **12th day of August, 2009.**

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Tamera A. Hawkins	**6333 Paddington Way**	**New South Federal Savings**
6333 Paddington Way	**Antioch, TN 37013**	**210 Automation Way MSN 49730**
Antioch, TN 37013		**Birmingham, AL 35210**

MAP 151-9-A PARCEL 24

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Judy C. Bernal Harrison

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Tamera A. Hawkins and Andronicus Hawkins, wife and husband

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, pages 829, page 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy C. Bernal, unmarried by Warranty Deed from Barry Construction Co., a Tennessee Corporation dated 9/30/97 of record in Book 10633, page 70, Register's Office for Davidson County, Tennessee. Said Judy C. Bernal having since died and at the time of her death was known as Judith C. Harrison. Said Judith C. Harrison having left a Last Will and Testament and was filed with the Probate Court of Davidson County, Tennessee on March 2, 2006 at 2:50 PM. Said Last Will and Testament leaves James M. Harrison, Jr. as the sole heir of the real property she owned at the time of her death.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 7900, page 829, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 9430, page 251; Book 9534, page 938; and Book 9534, page 942, Register's Office for said County.

Charter of Long Hunter Chase Homeowners Association, Inc. of record in Book 9433, page 953, Register's Office for said County.

Deed conveying open area to Long Hunter Chase, HOA of record in Book 9649, page 764, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **12th day of August, 2009**

The Estate of Judith C. Harrison
By: James M. Harrison, Jr., Sole Heir

The Estate of Judith C. Harrison
By: James M. Harrison, Jr., Executor

James M. Harrison, Jr., individually

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James M. Harrison, Jr. (Individually),** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/she/they** executed the within instrument for the purposes contained.

Witness my hand and official seal this **12th day of August, 2009**

My Commission Expires:
3-20-10

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James M. Harrison, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **The Estate of Judith C. Harrison** for the purpose therein contained, and who further acknowledge him/her self to be the **Executor** on behalf of **The Estate of Judith C. Harrison.**

Witness my hand and official seal this **12th day of August, 2009.**

My Commission Expires:
3-20-10

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James M. Harrison, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **The Estate of Judith C. Harrison** for the purpose therein contained, and who further acknowledge him/her self to be the **Sole Heir** of **The Estate of Judith C. Harrison.**

Witness my hand and official seal this **12th day of August, 2009.**

My Commission Expires:
3-20-10

Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY