WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/5/2011
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

BOX 13
15432

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
Donna M. Smith	Suntrust Mortgage	**92-13-288**
(NAME) **320 Chamberlain**	(NAME) 1001 Semmes Ave.	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Richmond, VA 23224	
(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, **Melanie Williams, a married woman and Chris O. Hawkins, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna M. Smith*** 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 16, of Block 26, on the map of a subdivision of Plummer Place, as of record in Book 161, Page 39, said Register's Office.

Said Lot No. 16 fronts 50 feet on the easterly side of Chamberlin Street, formerly 38th Avenue North, and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Willie Cordell Wilson and wife, Pearl Dean Wilson by deed from Charlies E. Arrington and wife, Mary Edna Arrington, dated May 30, 1956 and of record in Book 2541, page 397 Register's Office for Davidson County, Tennessee and further conveyed to Melanie Williams, a married woman and Chris O. Hawkins, unmarried by deed from Pearl Dean Wilson as the surviving tenant by the entirety as Willie Cordell Wilson was since deceased, of record in Instrument No. 20030730-0107X104, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

The above referenced property did not constitute the primary residence of either Grantor and was for investment purposes only.

unimproved ☐

This is improved ☒ property, known as **320 Chamberlain, Nashville, TN 37209**
(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 our hands this 4th day of December, 2009.

Melanie Williams

Chris O. Hawkins
By: Melanie Williams, his Attorney-in-Fact
by: Melanie Williams
Atty in fact

BILL GARRETT, Davidson County
Trans:T20090082856 DEEDWARR
Recvd: 12/08/09 10:24 2 pgs
Fees:13.00 Taxes:499.13
20091208-0112193

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 Melanie Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that hse executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2009.

Commission expires: 7/15/2011

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melanie Williams with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Chris O. Hawkins and being authorized to act on behalf of said persons she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2009.

Commission expires: 7/15/2011

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public