BILL GARRETT, Davidson County
Trans: T20100034360 DEEDWARR
Recvd: 06/07/10 10:37 2 pgs
Fees: 13.00 Taxes: 391.28

20100607-0043917

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,750.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2010.

Notary Public

My commission expires:_____

(Notary Stamp)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Truman L. Bean **Kimberly M. Bean**	**New Owner**	**Map\Parcel: 160-14-0-B-090.00CO**
5790 Brentwood Trace	**6221 Belle Rive Drive**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joseph Warren Hawkins, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Truman L. Bean and wife, Kimberly M. Bean

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 Unit No. 5790, in Brentwood Trace Condominiums a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, a shown on the plat of Brentwood Trace Condominiums, of record in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for said County and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, 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 Warren Hawkins, Jr., by Warranty Deed, from Haury & Smith Contractors, Inc., of record in Book 5697, page 65, Dated January 2, 1981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 219, Book 5200, page 230 and Book 5200, page 261, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6122, page 419 and Book 6122, page 424, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 5524, page 424 and amended in Book 5537, page 988, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5790 Brentwood Trace, Brentwood, TN 37027.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 4th day of June, 2010.

Joseph Warren Hawkins, Jr.

*This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Jefferson

Personally appeared before me, a Notary Public of said County and State, Joseph Warren Hawkins, Jr. , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2010.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 16, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

File #: **100398DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027