44
6 SKM

BILL GARRETT, Davidson County
Trans:T20100040225 DEEDWARR
Recvd: 07/01/10 10:13 4 pgs
Fees:23.00 Taxes:1350.50
20100701-0051487

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2010. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: HR Properties of Tennessee 4017 Dorcas Drive Nashville, TN 37215	Send Tax Bills To: HR PROPERTIES OF TN 4219 Hillsboro Road, #332 Nashville, TN 37215	Map-Parcel Number: 116 16 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID A. HAWKINS AND LUANNE H. HAWKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Evergreen Heights, Section 2, as of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 12 fronts 89.45 feet on the westerly side of Dorcas Drive and runs back 200 feet on the northerly line and 208.3 feet on the southerly line, to a dead line, measuring 127 feet thereon.

Being the same property conveyed to David A. Hawkins and wife, Luanne H. Hawkins by deed dated June 30, 1983, recorded on July 1, 1983, of record in Book 6086, page 971, Register's Office for Davidson County, Tennessee. The said parties since divorced.

Marjorie F. Hawkins, spouse of David A. Hawkins, joins in this conveyance to convey any interest she may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 19, as amended in Instrument No. 20090908-0084070, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4017 Dorcas Drive Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 2010.

David A. Hawkins

Luanne H. Hawkins

Marjorie E. Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID A. HAWKINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2010

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUANNE H. HAWKINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2010

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

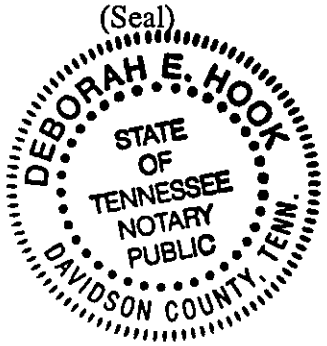
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARJORIE F. HAWKINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of June, 2010

(Seal)



Deborah E. Hook
Notary Public

My Commission Expires: 8-23-11