File Box 8

BILL GARRETT, Davidson County
Trans:T20120047023 DEEDWARR
Recvd: 06/26/12 10:22 2 pgs
Fees:13.00 Taxes:4255.00
20120626-0055882

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,150,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2012.

Notary Public

My commission expires: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ian Macara	**SunTrust Mortgage, Inc.**	**117-06-0-106**
3432 Woodmont Blvd.	**1001 Semmes Ave.**	
Nashville, TN 37215	**Richmond, VA 23224**	

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,

Lee Ann Hawkins, unmarried

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

Ian G. Macara and Deborah Lannigan-Macara, husband and wife

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 parts of Lots Nos. 29 and 30 on the plan of Hillsboro Heights, not of record, being more particularly described according to a survey made by W.B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1775 feet West of the centerline of 23rd Avenue South, said point being the easterly margin of 25th Avenue South, now closed; thence northwardly, with the easterly margin of said Avenue, 371 feet, more or less, to the southerly line of Lot No. 28; thence westwardly 254.5 feet to an iron pipe, post and stake in the original West line Lot No. 29; thence along the fence, being the East line of Lee Farris property; southwardly 379.7 feet to an iron pipe in the northerly margin of Woodmont Boulevard; thence with the margin of same, eastwardly 173 feet to the beginning.

Being the same property conveyed to LEE ANN HAWKINS, by deed from JIMMIE D. WHITE AND WIFE, PATRICIA L. WHITE, of record as Instrument No. 20040802-0092105, dated July 30, 2004, said Register's Office.

This is improved property known as **3432 Woodmont Blvd., 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 GRANTEES, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind herself, her 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 25th day of June, 2012.

Lee Ann Hawkins

Lee Ann Hawkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lee Ann Hawkins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **June, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

