18594
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20120091887 DEEDWARR
Recvd: 12/03/12 10:54 2 pgs
Fees:13.00 Taxes:740.00
20121203-0110692

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Lyman Hawkins
5034 John Hagar Road
Hermitage, TN 37076

Send Tax Bills to: and
Same address
as new owner

Map-Parcel:
098090B00200 CO

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 acknowledged, I/we, **Matthew N. MacLellan, an unmarried man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lyman Hawkins and Mary Hawkins, husband and wife,** , hereinafter called the Grantee(s), his 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 all of Lot No. 2 on the Final Plat, Windchase, Phase 3, as shown by plat appearing of record in Plat Book 11700, page 14 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Matthew N. MacLellan, unmarried, by Warranty Deed from Anthony Santini, unmarried, dated July 15, 2005, and filed in Instrument No. 20050718-0083017, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and zoning regulations of record.

This is improved property known as: 5034 John Hagar Road, Hermitage, TN 37076

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 whosoever.

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 on this the 26th day of July, 2012.

Matthew N. MacLellan

STATE OF OHIO ;
COUNTY OF FRANKLIN;

On this 26 day of November, 2012, before me personally appeared Matthew N. MacLellan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal.

My Commission Expires: Notary Public



Bethany S. Billi
Notary Public, State of Ohio
My Commission Expires 01-28-2015

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STATE OF OHIO FRANKLIN COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Sworn to and subscribed before me
this 26 day of November, 2012.

Notary Public
My Commission Expires: 1.28.15



Bethany S. Billi
Notary Public, State of Ohio
My Commission Expires 01-28-2015