WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $262,500.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2012

Notary Public
My Commission expires: 1-9-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles S. Hawkins & wife Cheryl Hawkins	Franklin American Mtg. Co.	063-00-0-276.00
1530 Hudson Road	501 Corporate Centre Drive	
Madison, TN 37115	S. 400 Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Dubetz and Marcia Millican, both unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles S. Hawkins and wife, Cheryl Hawkins**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Pridemore Subdivision, of record in Instrument Number 20050422-0045163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Dubetz and Marcia Millican, by deed from Wilson & Associates, PLLC, Successor Trustee, on March 14, 2012, of record in Instrument Number 20120322-0024221, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20050422-0045163, Register's Office Davidson County, Tennessee.
- Underground Utility Agreement of record in Instrument Number 20040214-0018712, as corrected in Instrument Number 20070319-0033013, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1530 Hudson Road, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 21, 2012.

Danielle Dubetz

Marcia Millican
By Danielle Dubetz, as attorney-in-fact
by Danielle Dubetz, as attorney-in-fact

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120099556 DEEDWARR
Recvd: 12/28/12 12:46 2 pgs
Fees:13.00 Taxes:971.25

20121228-0120057

STATE OF Virginia
COUNTY OF York

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this ~~22nd~~ 21st day of December, 2012

My commission expires JAN 31 2015

Notary Public

NIKKI CHAFFIN
Notary Public
Commonwealth of Virginia
330172
My Commission Expires Jan 31, 2015

NIKKI CHAFFIN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

STATE OF Virginia
COUNTY OF York

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Danielle Dubetz, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marcia Millican, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marcia Millican, the bargainor(s), by the said Danielle Dubetz, as Attorney-in-Fact.

WITNESS my hand and seal, this ~~22nd~~ 21st day of December, 2012.

NOTARY PUBLIC My Commission Expires: Jan 31, 2015

NIKKI CHAFFIN
Notary Public
Commonwealth of Virginia
330172
My Commission Expires Jan 31, 2015

NIKKI CHAFFIN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA