(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Bateman	New Owner	06111026200
(NAME)	(NAME)	
1115 McAlpine Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120099629 DEEDWARR
Recvd: 12/28/12 14:02 2 pgs
Fees:13.00 Taxes:543.90
20121228-0120172

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Stanton Hawkins, Jr., and wife, Cheryl Hawkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Bateman, a single woman, , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the Sixth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the Sixth Civil District of Davidson County, State of Tennessee, being the southeasterly part of Tract "B" on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Alpine, or McAlpine Avenue, at the Southeast Corner of Tract "B" and the Southwest corner of Lot No. 1 of said Monte Vista Plan; thence northerly along the westerly line of Lot No. 1, 175 feet, more or less, to a point; thence westerly 75 feet along a wire fence; thence southerly 175 feet to the centerline of McAlpine Avenue; thence with the centerline of the same 75 feet to the beginning. (Metropolitan Planning Department of Davidson County, Tennessee, shows lot dimensions to be 75 x 150)

Being the same property conveyed on December 13, 1988 by Warranty Deed to Charles Stanton Hawkins, Jr., and Wife, Cheryl Hawkins, from Beatrice Alberta Hawkins, of record in Book 8834, Page 885, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF THE SOUTHEASTERLY PART OF TRACT B ON THE MAP OF KENNEDY AND GRAVES PLAN OF MONTE VISTA OF RECORD IN PLAT BOOK 421, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1115 McAlpine Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do 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 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 GRANTEE, her 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 our hands this 19th day of December, 2012.

Charles Stanton Hawkins Jr.

Cheryl Hawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of December, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Stanton Hawkins Jr. and Cheryl Hawkins**, with whom I am personally acquainted (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 they executed the same as their free act and deed. **Husband and Wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115