Box: 13
File # 6848

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 071150368.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Travis L. Hawkins and Lisa C. Hawkins
1209 Joseph Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
Avenue Bank
3823 Cleghorn Ave
Nashville TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TIM MATHEWS**, "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **TRAVIS L. HAWKINS AND WIFE, LISA C. HAWKINS** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans:T20130034803 DEEDWARR
Recvd: 04/29/13 09:40 3 pgs
Fees:18.00 Taxes:684.50
20130429-0042098

BEING all of Lot No. 106, on the Plan of Sharpe and Horn's 2nd Addition to North East Nashville, as shown by plat appearing of record in Plat Book 161, page 53, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 106 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Tim Mathews (who acquired title erroneously as Tim Mathew) by Quit Claim Deed from Michelle Monique Mathew dated October 29, 2012 and appearing of record in Instrument Number 20121121-0107618, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Tim Matthews (who acquired title erroneously as Tim Mathew) by Warranty Deed from Marcel D. Goodloe and Leslie D. Goodloe, husband and wife, dated October 30, 2012 and appearing of record in Instrument Number 20121121-0107617, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS INVESTMENT PROPERTY AND THE GRANTOR HAS NEVER LIVED IN THE PREMISES.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1209 Joseph Avenue, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of April, 2013

Tim Mathews

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tim Mathews, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of April, 2013

See attached acknowledgment

NOTARY PUBLIC

My Commission Expires: Aug 31, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of April. 2013

NOTARY PUBLIC

My Commission Expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On Apr 30, 2013 before me, K Mosher Notary Public
(Here insert name and title of the officer),

personally appeared Tim Mathews,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

OFFICIAL SEAL
K. MOSHER
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1863401
SAN DIEGO COUNTY
MY COMM. EXP. AUGUST 31, 2013

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document