WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130038377 DEEDWARR
Recvd: 05/08/13 10:27 2 pgs
Fees: 13.00 Taxes: 1073.00
20130508-0046391

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya K. Anderson	Movement Mortgage LLC	171030A08900CO
(NAME)	(NAME)	
4724 Potomac Lane	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gregory T. Hawkins and Stephanie Hawkins, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tonya K. Anderson and Rob Anderson, wife and husband,** 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 Lot No. 192 on the Plan of Fredericksburg, Section Four, of record in Book 7900, page 509 and amended in Book 7900, page 749, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Hawkins and Stephanie Hawkins by deed from Nan J. Woodard and husband, George D. Woodard dated October 31, 2005 of record in Instrument No. 20051108-0135558, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4724 Potomac Lane, Brentwood, TN 37027

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, has 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 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 **3rd** day of **May, 2013**

Gregory T. Hawkins

Stephanie Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Gregory T. Hawkins and Stephanie Hawkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **May, 2013**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY