WARRANTY DEED

G-STM-13-135

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Becky R. Mofield	SunTrust Mortgage, Inc.	
1598 Cresview Drive Apt. D-69	901 Semmes Avenue	
Madison, TN 37115	Richmond, VA 23224	75-13-87.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARON ANN HAWKINS, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BECKY R. MOFIELD, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 327, HERMITAGE HILLS, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 136, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GARRY S. HAWKINS TO SHARON ANN HAWKINS AS RECORDED ON THE 1ST DAY OF MAY, 1996 IN DEED BOOK 10033, PAGE 418 AND WARRANTY DEED FROM ROXIE L. QUINN, A SINGLE PERSON TO GARRY S. HAWKINS ET UX, SHARON A. HAWKINS AS RECORDED ON THE 2ND DAY OF AUGUST, 1985 IN DEED BOOK 6620, PAGE 692, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY WAS USED AS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE FOR SHARON ANN HAWKINS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE 2013 AND SUBSEQUENT YEARS; ALL MATTER SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2900, PAGE 196; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4140, PAGE 232 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 135 Bonnabrook Drive, Hermitage, Tennessee 37076
(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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130054890 DEEDWARR
Recvd: 06/28/13 09:42 2 pgs
Fees:13.00 Taxes:388.50
20130628-0066533

Witness my/our hand(s) this 21st day of June, 2013.

Sharon Ann Hawkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Ann Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903