BILL GARRETT, Davidson County
Trans:T20130057261 DEEDWARR
Recvd: 07/05/13 09:56 2 pgs
Fees:13.00 Taxes:495.80
20130705-0069552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 134,000.00

Roy Thurman
Affiant

Subscribed and sworn to before me this 28th day of June, 2013.

Notary Public

My commission expires: 1/26/14

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ROY LEE THURMAN IV** | **BANK OF AMERICA, N.A.** | **15010020000** |
| **3628 LAKE TOWNE DR** | **14100 N 83RD AVE. STE. B190** | |
| **ANTIOCH, TN 37013** | **PEORIA, AZ 85381** | |

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 ACKNOWLEDGE, WE,

**JACK HAWKINS and WIFE, SUSANNE HAWKINS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ROY THURMAN AND CYNTHIA A. THURMAN, HUSBAND AND WIFE**

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. 28, Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jack Hawkins and wife, Susanne Hawkins by Warranty Deed from Pamela Cheryl Ford-Ball dated 03/14/2004 recorded on 05/21/2004 in Instrument No. 20040521-0059942 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3628 LAKE TOWNE DR, ANTIOCH, TN 37013.

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, have a good right to convey it and the same in 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 my/our hand(s) this 28th day of June, 2013.

JACK HAWKINS

SUSANNE HAWKINS

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, JACK HAWKINS and SUSANNE HAWKINS, the within named Grantors, 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, at office, this 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY