Return To: 13-0844
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 31, 2013.** Notary Public MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0844**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Hawkins and Bethani Hawkins	**InterLinc Mortgage Services LLC**	**72-10-99**
(NAME) **1025 Delmas Avenue**	(NAME) **ISAOA/ATIMA**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Houston, TX 77064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Timothy R. Baines and wife, Cindy L. Baines,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Hawkins and Bethani Hawkins, 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 the easterly 44.0 feet of Lot No. 5 on the Map of East Hill Addition as of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Baines and wife, Cindy L. Baines by Special Warranty Deed from Renasant Bank recorded March 14, 2011 in Instrument Number 20110314-0019850, Register's Office for Davidson County, Tennessee..

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1025 Delmas Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 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 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.

BILL GARRETT, Davidson County
Trans:T20130094505 DEEDWARR
Recvd: 11/05/13 11:59 2 pgs
Fees:13.00 Taxes:710.40

20131105-0114758

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **October, 2013.**

Timothy R. Baines

Cindy L. Baines

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ COLLIER

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Timothy R. Baines and Cindy L. Baines,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **October, 2013.**

NOTARY PUBLIC

My Commission Expires: 06/30/2016

MICHAEL G. HELD
Notary Public - State of Florida
My Comm. Expires Jun 30, 2016
Commission # EE 179800
Bonded Through National Notary Assn.