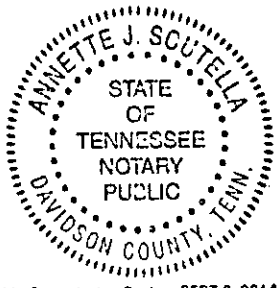
WARRANTY DEED



My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(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
Matthew Stratton Loftis	New Owner	160-11-0A-097.00-CO
(NAME)	(NAME)	
5408 Hearthstone Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **W. Odell Hawkins, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew Stratton Loftis, unmarried**, hereinafter called the Grantee, his 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. 97 on the Plan of Hemmingwood, Phase I, II, III, IV as of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to W. Odell Hawkins and wife, Edna M. Hawkins by Warranty Deed dated October 1, 2002 from James A. Tidwell and wife, Linda M. Tidwell and filed in Instrument No. 20021002-0119788, Register's Office for Davidson County, Tennessee. The said Edna M. Hawkins having since died on September 23, 2011 leaving the property now vested in W. Odell Hawkins as surviving tenant by the entirety.

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 5408 Hearthstone 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,

BILL GARRETT, Davidson County
Trans:T20140000654 DEEDWARR
Recvd: 01/03/14 13:50 2 pgs
Fees:13.00 Taxes:1110.00
20140103-0000875

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 **30th** day of **December, 2013**

W. Odell Hawkins by Marigay

W. Odell Hawkins by Marigay Hawkins Black, Attorney In Fact

Hawkins Black, Attorney in Fact

STATE OF Texas.
COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marigay Hawkins Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of W. Odell Hawkins, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20110216-0013327, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of W. Odell Hawkins, under said Power of Attorney.

Witness my hand and official seal at office in McKinney, Texas, this the 30th day of December, 2013.

Patrice D. Mora
Notary Public

My Commission Expires:

10/26/17

PATRICE D. MORA
Notary Public
STATE OF TEXAS.
My Comm. Exp. October 26, 2017