BILL GARRETT, Davidson County
Trans:T20140016366 DEEDWARR
Recvd: 03/11/14 10:00 2 pgs
Fees:13.00 Taxes:325.60

20140311-0020207

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March 2014.

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Delta Four, LLC 521 5th Avenue South Nashville, TN 37203	New Owner	07209015800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Newman F. Hawkins, Thurman D. Hawkins, and Beverly A. Hawkins,** representing all the heirs at law of Thurman Francis Hawkins, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Delta Four, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being the easterly half of Lot No. 31 on the Map of Bush Spain's Subdivision of part of the Stull Lands, as of record in Book 161, Page 123, Register's Office for said County. Said part of Lot No. 31 fronts fifty feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Thurman Francis Hawkins by Quitclaim Deed from Janice Sims Hawkins, recorded August 11, 2000 in Instrument Number 200008110079791, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thurman F. Hawkins, a married person, by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, recorded August 31, 1993 and filed for record in Book 9064, Page 598, Register's Office for Davidson County, Tennessee.

The said Thurman F. Hawkins having since died, testate on December 2, 2010 in Davidson County, Tennessee, leaving as his only heirs at law, Newman F. Hawkins, Thurman D. Hawkins, and Beverly A. Hawkins, by Affidavits of Heirship recorded simultaneously herewith, on March 11, 2014, as Instrument Numbers 20140311-0020204, 20140311-0020205, and 20140311-0020206, 2014, Register's Office for Davidson County, Tennessee.

This property is improved property known as **914 Spain Avenue, Nashville, TN, 37216.**

This property is conveyed subject to the following: (1) easements and encumbrances of record that may affect the premises; (2) 2014 taxes, a lien not yet due and payable; (3) all matters appearing of record in Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 3rd day of March, 2014.

Newman F. Hawkins

Thurman D. Hawkins

Beverly A. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 2014.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 5/30/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Nashville, this the 3rd day of March, 2014.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014012876