BILL GARRETT, Davidson County
Trans:T20140034167 DEEDWARR
Recvd: 05/16/14 08:56 2 pgs
Fees:13.00 Taxes:687.83

20140516-0042057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 185,900.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINA Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PATRICIA H. HAWTHORNE	**NEW OWNER**	**07301001000**
2014 MCGAVOCK PIKE	**SAME**	
NASHVILLE, TN 37216		

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,

JOSHUA R. STEWART and ELIZABETH MEGAN THOMASON THOMAS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

PATRICIA H. HAWTHORNE and MARGARET LEE HAWTHORNE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

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 SOUTHERLY ONE-HALF OF LOT NO. 11 AND NORTH 5 FEET OF LOT NO. 12 ON THE PLAN OF COUNTRY CLUB ESTATES, BLOCK "G", AS OF RECORD IN PLAT BOOK 843, PAGE 95, REGISTER'S OFFICE OF DAVIDSON COUNTY.

SAID PARTS OF SAID LOTS FRONT 55 FEET ON THE EASTERLY LINE OF MCGAVOCK PIKE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE IN THE REAR MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA R. STEWART AND ELIZABETH MEGAN THOMSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM LISA G. UNPLOWED AND HUSBAND, MARTIN D. UNPLOWED, DATED 03/19/2010 AND RECORDED ON 04/01/2010 IN INSTRUMENT NUMBER 20100401-0024246, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, IN THE AMOUNT OF $135,000.00.

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 2014 MCGAVOCK PIKE, NASHVILLE, TN 37216.

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 12th day of May, 2014.

JOSHUA R. STEWART

ELIZABETH MEGAN THOMASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOSHUA R. STEWART and ELIZABETH MEGAN THOMAS, *** the within named Grantor(s), 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. *** THOMASON

Witness my hand, at office, this 12th day of May, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015