RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144254

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038315 DEEDWARR
Recvd: 06/02/14 13:38 2 pgs
Fees:13.00 Taxes:730.38
20140602-0047285

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 2014.

NOTARY PUBLIC

My commission expires: SEP 20 2016

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph R. Harmon and Zahnwhea D. Harmon 4577 Hawthorn Drive Nashville, TN, 37214	Fifth Third Mtg. Co. 5001 Kingsley Dr. Cincinnati, OH 45227	062-02-0-B-247.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Four Hundred and 00/100 Dollars ($197,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COREY HAWKINS AND CARRIE HAWKINS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH R. HARMON AND ZAHNWHEA D. HARMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Corey Hawkins and Carrie Hawkins, husband and wife, by Warranty Deed from Beazer Homes Corp., dated 4/13/2007, recorded 4/17/2007, of record in Instrument No. 20070417-0045519, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23 day of May, 2014.

COREY HAWKINS

CARRIE HAWKINS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Corey Hawkins and Carrie Hawkins, 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 seal, this the 23 day of May, 2014.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/17

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066