RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140038537 DEEDWARR
Recvd: 06/03/14 08:31 3 pgs
Fees:18.00 Taxes:740.00

20140603-0047561

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Patricia B Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires April 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Hawkins, etux	SAME	
(NAME)	(NAME)	
8962 Sawyer Brown Road		142-9F 309CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JOANN S. SCRUGGS, SHELLEY JO WALL AND RONALD L. AMOS, CO-TRUSTEES OF THE FRANCES NEAL STANSELL INTER-VIVOS TRUST: SHARE B – SHELLY N. WALL U/A/D FEBRUARY 4, 1998 AND AS AMENDED ON JULY 2, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES O. HAWKINS AND PATRICIA B. 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 8962, together with the Carport designated No. 8962-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 7417, pages 396 and Book 7389, page 924, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 741 7, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Jo Ann S. Suggs and Shelly N. Wall as Trustees of The Frances Neal Stansell Inter Vivos Trust: Share B – Shelly N. Wall, by Executrices' Quitclaim Deed dated September 26, 2011, from Jo Ann S. Suggs and Shelly N. Wall as Co-Executrices Under the Last Will and Testament of Frances Neal Stansell of record in Instrument No. 201109260074405, Register's Office for Davidson County, Tennessee. JoAnn S. Suggs, Shelly N. Wall and Ronald L. Amos execute this deed as current Co-Trustees as appointed in The Frances Neal Stansell Inter Vivos Trust.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 514, 515, 516 and 517, as amended in Book 6900, page 654 and Book 6900, page 657, said Register's Office; and (c) Master Deed recorded in Book 7417, pages 396 and Book 7389, page 924, said Registers Office; (d) restrictive covenants of record in Instrument No. 20110401-0025004, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8962 Sawyer Brown Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

SW J.S.

Witness my hand this 2 day of ~~May~~ June, 2014.

Shelly N. Wall, Trustee
SHELLEY N. WALL, TRUSTEE

JoAnn S. Suggs Trustee
JOANN S. SCRUGGS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Shelly N. Wall and Joann S. Scruggs, 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, and who further acknowledged that they are Trustees of the The Frances Neal Stansell Inter-Vivos Trust: Share B – Shelly N. Wall U/A/D February 4, 1998 and as amended on July 2, 2010 and executed the within instrument as such Trustees.

Witness my hand and seal this 2 day of June, 2014.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

NOTARY PUBLIC

Witness my hand this 30th day of May, 2014.

RONALD L. AMOS

STATE OF Montana
COUNTY OF Flathead

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ronald L. Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the The Frances Neal Stansell Inter-Vivos Trust: Share B – Shelly N. Wall U/A/D February 4, 1998 and as amended on July 2, 2010 and executed the within instrument as such Trustee.

Witness my hand and seal this 30th day of May, 2014.

NOTARY PUBLIC

My commission Expires:

Oct 15, 2016

CODILYN EVENSON
NOTARY PUBLIC (seal)
State of Montana
Residing at Kalispell, Montana
My Commission Expires
October 15, 2016