#85768



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2014.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALLISON EDWARDS	Peoples Home Equity	08004003000
3204 DOAK AVE	5005 Maryland Way Ste. 100	
NASHVILLE, TN 37218	Brentwood TN 37027	

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,

DAWKINS CONTRACTING, LLC A LIMITED LIABILITY COMPANY

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

ALLISON EDWARDS, AN UNMARRIED WOMAN

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:

Being Lot No. 12 on the Map of J.J. Pate's Subdivision of certain lots in G. T. Sheegog's Subdivision, of record in Book 843, Page 43, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northeasterly side of Doak Avenue and runs back between parallel lines 164 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO DAWKINS CONTRACTING LLC LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM SANDRA CANNON, UNMARRIED, DATED 09/10/2013 AND RECORDED ON 09/18/2013 IN INSTRUMENT NUMBER 20130918-0098246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO SANDRA CANNON, BY QUITCLAIM DEED FROM ANTHONY . CANNON, DATED 02/3/1986 AND RECORDED ON 02/06/1986 IN BOOK 6778, PAGE 644, SAID REGISTER'S OFFICE.

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 3204 DOAK AVE, NASHVILLE, TN 37218.

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.

BILL GARRETT, Davidson County
Trans: T20140055238 DEEDWARR
Recvd: 07/30/14 12:33 2 pgs
Fees: 13.00 Taxes: 523.55
20140730-0067943

Witness my/our hand(s) this 28th day of July, 2014.

DAWKINS CONTRACTING LLC

Allison Dawkins, Managing Member
BY: ALLISON DAWKINS
ITS: MANAGING MEMBER

Betty Dawkins, Managing Member
BY: BETTY DAWKINS
ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALLISON DAWKINS AND BETTY DAWKINS AS MANAGING MEMBERS OF DAWKINS CONTRACTING LLC, 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.

Witness my hand, at office, this 28th day of July, 2014.

Jana D. Drury
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY