WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141232

BILL GARRETT, Davidson County
Trans:T20140055494 DEEDWARR
Recvd: 07/31/14 10:02 2 pgs
Fees:13.00 Taxes:2312.50
20140731-0068226

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1232

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julia G. Hawkins 700 12th Avenue South Unit 606 Nashville, TN 37203	NEW OWNER	093-13D-42.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$625,000.00**

Affiant

Subscribed and sworn to before me, this the ____ day of July, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **700 Twelfth Avenue South Land Trust, dated November 30, 2012, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Julia G. Hawkins and J. Warren Hawkins, Wife and Husband, as tenants by the entirety ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. R 606 of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and Declaration of Condominium for Terrazzo, a Condominium, establishing a horizontal property regime, as of record in Instrument No. 20081223-0122167; as amended in Instrument No. 20090213-0012915; Instrument No. 20090316-0023301; Instrument No. 20090325-0026808; Instrument No. 20090827-0080784; and in Instrument No. 20121617-0095418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and Declaration of Condominium. Reference is hereby made to the Plan of Terrazzo, a Condominium, shown as exhibit to said Master Deed and Declaration of Condominium, as amended, and referenced above, for a more complete identification and placement of such Unit.

Being the same property conveyed to 700 Twelfth Avenue South Land Trust, dated November 30, 2012 by Quitclaim Deed from Rodney E. Snow and Rachel C. Rome a.k.a Rachel C. Snow, husband and wife, dated November 30, 2012, recorded December 13, 2012, in Instrument No. 20121213-0115029, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Rodney E. Snow and Rachel C. Snow, husband and wife by Warranty Deed dated June 30, 2011, of record in Instrument No. 20110705-0050986, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **700 12th Avenue South, Unit # 606, Nashville, TN 37203**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of **July, 2014.**

700 Twelfth Avenue South Land Trust, dated November 30, 2012

By: _____
J. David Wicker, Its Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **J. David Wicker** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Trustee** of **700 Twelfth Avenue South Land Trust, dated November 30, 2012,** the within named bargainor, and that such **J. David Wicker**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the **700 Twelfth Avenue South Land Trust, dated November 30, 2012** as **Trustee.**

Witness my hand and Seal at office on the 29 day of **July, 2014.**

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016