BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140064814 DEEDWARR
Recvd: 09/02/14 11:23 2 pgs
Fees:13.00 Taxes:888.00
20140902-0079659

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Notary Public

My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Auburn Lane Partners, GP** | **New Owner** | **Map\Parcel: 105-05-0-566.00** |
| **884 Vanleer Drive** | | |
| **Nashville, TN 37220** | | |

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,

**Michael E. Hawkins and wife, Deborah A. Hawkins**

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

**Auburn Lane Partners, GP, a Tennessee General Partnership**

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 Lot No. 10 on the Plan of Section One Hundred Thirty, Edgehill Estates of record in Plat Book 5800, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Michael E. Hawkins et ux Deborah A. Hawkins by deed from Mary Ella Tedder d/b/a Eagle Construction Company of record in Book 6121, page 68, Register's Office for Davidson County, Tennessee, dated August 19, 1983 and recorded on August 23, 1983

Being also known as 1411 14th Avenue South Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.
Subject to all matters shown on the Plan of record in Plat Book 5800, Page 123, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4220, Page 723 and Book 5527, Page 631, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Building Lines and a Anchor Easement of record in Book 5800, Page 123, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

This is improved property known as 1411 14th Avenue South Nashville, TN 37212.

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 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.

Witness my/our hand(s) this 29th day of August, 2014.

Michael E. Hawkins by Deborah A. Hawkins his attorney-in-fact

Michael E. Hawkins by Deborah A. Hawkins
his Attorney-in-fact

Deborah A. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Deborah A. Hawkins** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Michael E. Hawkins** being authorized to do so, did execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 29th day of August, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Deborah A. Hawkins the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015