Davidson County	DEEDWARR
Recvd: 09/03/14 14:44	2 pgs
Fees:13.00 Taxes:608.65	
20140903-0080555	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Gideon & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Hawkins	Mortgage Services III, LLC	09713000400
(NAME)	(NAME)	
125 Needles Court	502 N Hershey Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Bloomington, IL 61704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel C. Lee and wife, Megan A. Lee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marcus Hawkins and Courtney Hawkins, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 112, on the Plan of Section Two, Larchwood, as shown on plat appearing of record in Plat Book 5200, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel C. Lee and wife, Megan A. Lee by Warranty Deed dated 04/20/2007 from Jennifer L. Saari of record in Instrument 200704230047793, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 57, Plat Book 5200, Page 58 and Plat Book 5200, Page 59, said Register's Office.
Restrictive Covenants of record in Book 5479, Page 443, as revised in Book 5681, Page 532, amended of record in Book 5688, Page 696, and further revised in Book 6011, Page 130, said Register's Office.
Deed of Conveyance of record in Book 5626, Page 823; Book 5626, Page 833; Book 5728, Page 449; Book 5728, Page 453, and Book 5728, Page 472, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 125 Needles Court, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 29th day of August, 2014.

Daniel C. Lee

Megan A. Lee

State of Tennessee
County of Wilson

Personally appeared before me Daniel C. Lee and Megan A. Lee, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2014.

Notary Public Celia Stewart Rouse
My Commission Expires: 1/20/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017