BILL GARRETT, Davidson County
Trans:T20140066585 DEEDWARR
Recvd: 09/08/14 10:09 2 pgs
Fees:13.00 Taxes:481.00
20140908-0081935

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14388

Send Tax Bills To:

Same/new owner

New Owner is:
Daniel Hughes and Elise Hughes
3617 Baxter Avenue
Nashville, TN 37216

MAP: 072-02-0

PARCEL: 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cheyenne Robert Hawkins and wife, Lindsay E. Hawkins**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel Hughes and Elise Hughes, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3617 Baxter Avenue, Nashville, TN 37216**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Map of Craig's Subdivision of the Crownover Property as of record in Deed Book 894, Pages 640 and 641, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Cheyenne Robert Hawkins and wife, Lindsay E. Hawkins, by Quitclaim Deed from Robert Hawkins and wife, Lindsay E. Hawkins, dated 2/9/07 and recorded 2/15/07 in Instrument No. 20070215-0019546; and being the same property previously conveyed to Robert Hawkins and wife, Lindsay E. Hawkins, by Warranty Deed from Robert Braswell, dated 8/22/03 and recorded 9/10/03 in Instrument No. 20030910-0132782, in the Register's Office of Davidson County, Tennessee.

CH LH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of September, 2014.

GRANTOR(S):

CHEYENNE ROBERT HAWKINS

LINDSAY E. HAWKINS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cheyenne Robert Hawkins and wife, Lindsay E. Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of September, 2014.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-15-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

AFFIANT

SWORN TO and subscribed before me this 5th day of September, 2014.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-15-2017