BILL GARRETT, Davidson County
Trans:T20140079564 DEEDWARR
Recvd: 10/22/14 10:33 2 pgs
Fees:13.00 Taxes:810.30
20141022-0097349

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Vincent Hawkins
Melissa Marie Swan
4244 New Hope Meadows Rd
Hermitage, TN 37076

MORTGAGEE
Magan Bank
P.O. Box 17257
Memphis, TN 38187

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087-02-0
PARCEL 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jeffrey A. Stricklin and wife, Deborah R. Stricklin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vincent Hawkins and Melissa Marie Swan, husband and wife,** 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. 18 on the Plan of New Hope Meadows Phase I, of record in Book 6900, Page 653, Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Stricklin and wife, Deborah R. Stricklin by Warranty Deed from Oscar Hall III and wife, Terri L. Hall dated April 5, 2002, filed for record in Instrument Number 2002-0408-0042344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7557, Page 377, Book 7567, Page 103, Book 7934, Page 796, Instrument Number 20030106-0001977; By-Laws of record in Book 7557, page 356, re-recorded in Book 7567, Page 106; HOA Charter of record in Book 7525, Page 935; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 653, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4244 New Hope Meadows Rd Hermitage, TN 37076.**

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 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 our hands this 21st day of October, 2014.

Jeffrey A. Stricklin

Deborah R. Stricklin

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey A. Stricklin and wife, Deborah R. Stricklin, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2014.

NOTARY PUBLIC

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $219,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 6-18-18

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY