FILE NUMBER
340358 (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091126 DEEDWARR
Recvd: 12/05/14 10:08 2 pgs
Fees:13.00 Taxes:1183.63

20141205-0111571

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Macon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

S. W. HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & 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
Dustin M. Hawkins	SWBC Mortgage Corp.	124-00-0 041.00
(NAME)	(NAME)	
2310 Granny Wright Lane	9311 San Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(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, **Darrell Ray Lee and wife, Kimberly Sherman Lee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dustin M. Hawkins and wife, Jamie D. Hawkins**, 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. 54, on the plan of Section One, Bridle Path Subdivision, as shown on plat of record in Plan Book 5200, Pages 228 & 229, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darrell Ray Lee and wife, Kimberly Sherman Lee by Warranty Deed dated 12/21/2000 from Roger L. Gore and wife, Barbara Ann Gore of record in Instrument 200202270025061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plan Book 5200, Pages 228 & 229. (2) Restrictive Covenants of record in Book 5550, Page 483, said Register's Office.

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 2310 Granny Wright Lane, Hermitage, TN 37076
(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 1st day of December, 2014.

Darrell Ray Lee
Darrell Ray Lee

Kimberly Sherman Lee
Kimberly Sherman Lee

State of Tennessee
County of Wilson

Personally appeared before me Darrell Ray Lee and Kimberly Sherman Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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