WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

G-FCP-14-01421

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry A Hawken and Laura A Hawken	BANK OF AMERICA, N.A.	
(NAME)	(NAME)	08305037900
1421 Eastland Ave	4500 AMON CARTER BLVD.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	FT. WORTH, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLAYTON EDWARD KLUTTS, UNMARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LARRY A HAWKEN AND LAURA A HAWKEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 75 feet of the westerly 165.7 feet of the southerly 250 feet of Block No. 2 on the Plan of T.P. Weakley's Subdivision of record in Plat Book 161, Page 105, Register's Office for Davidson County, Tennesse to which plan reference is hereby made for a more complete description of said property.

Said property is more particularly described as follows: Beginning on the northerly margin of Eastland Avenue formerly Vaughn Pike, at a point 90.7 feet easterly from the southwesterly corner of said Block No. 2; thence northerly 250 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 75 feet; thence southerly 250 feet to a point in the northerly margin of said Eastland Avenue; thence westwardly with the northerly margin of Eastland Avenue 75 feet to the beginning.

Being the same property conveyed to Clayton E. Klutts by deed from Clayton Edward Klutts, Personal Representative of the Estate of Curtis D. Busy, deceased of record in Instrument No. 20140423-0034132, Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 23, 2014. Being the same property conveyed to Clayton E. Klutts, an unmarried man and Curtis D. Bucy, an unmarried man, as joint tenants with rights of survivorship by deed from R. Brian Huffine, unmarried of record in Instrument No. 20080414-0037835, Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on April 14, 2005.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein
- County Taxes for the year 2015 and subsequent years, a lien not yet due and payable.

This is **improved** property known as: **1421 Eastland Ave , Nashville, Tennessee 37206**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150014241 DEEDWARR
Recvd: 02/26/15 14:56 2 pgs
Fees:13.00 Taxes:2220.00

20150226-0016802

Witness my/our hand(s) this the 20th DAY OF FEBRUARY, 2015.

Clayton Edward Klutts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON EDWARD KLUTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212