BILL GARRETT, Davidson County
Trans:T20150028798 DEEDOC
Recvd: 04/16/15 15:27 5 pgs
Fees:27.00 Taxes:0.00
20150416-0033924

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
BRITTANY SANTOS TIMIOS, INC. 5716 CORSA AVENUE, #102 WESTLAKE VILLAGE, CA 91362	LORENZO HAWKINS, III CARLA HAWKINS 1405 NAPA PT. W ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LORENZO HAWKINS, III, a remarried man, and ELAINE HAWKINS, an unmarried woman (herein, "Grantor"), whose address is 1405 Napa Pt. W, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to LORENZO HAWKINS, III and CARLA HAWKINS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1405 Napa Pt. W, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1405 Napa Pt .W, Antioch, TN 37013

WITNESS my hand and seal this 16th day of April, 2015.

PIN NO: 173040A40800CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Lorenzo Hawkins, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lorenzo Hawkins, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2015.

[Affix Notary Seal]

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires July 02, 2018

GRANTOR:

Elaine Hawkins

Elaine Hawkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elaine Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2015.

[Affix Notary Seal]

Althea Straughter

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/19/18

ALTHEA FEARS STRAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2018

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

EXHIBIT A

[Legal Description]

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. 360 ON THE PLAN OF SECTION FOUR OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20040128-0010661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 200604260047738 on April 26, 2006.

PIN NO: 173040A40800CO

STREET ADDRESS:

1405 Napa Pt .W, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Lorenzo Hawkins III.

$0

GRANTEE

Grantee signature _____
Lorenzo Hawkins, III

Subscribed and sworn to under oath before me, this 16th day of April, 2015.

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires July 02, 2018