Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20150033320 DEEDWARR Recvd: 05/01/15 11:23 2 pgs Fees:13.00 Taxes:577.20 20150501-0039371	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,000.00** Thomas E Sanders Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF **APRIL, 2015**. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. HAWKINS	**SAME**	**091-02-0-144.00**
(NAME) **P. O. BOX 3726**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37024**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THOMAS E. SANDERS, LINDA F. SWAFFORD, CAROLYN S. NETHERTON, JO ANN MCDONALD, AND ROBERT RAY SANDERS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. HAWKINS D/B/A HAWKINS ENTERPRISES,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 9, Block 10, on the Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.E. Sanders, a/k/a Joseph Edgar Sanders and wife, Dorothy Orman Sanders from Dora Deane Newman, by deed dated October 26, 1953, of record in Book 2202, Page 42, said Register's Office. J.E. Sanders, a/k/a Joseph Edgar Sanders died on or about April 29, 1977 leaving Dorothy Orman Sanders as the surviving tenant by the entirety. Dorothy Orman Sanders died intestate on or about January 22, 2015, leaving Thomas E. Sanders, Linda F. Swafford, Carolyn S. Netherton, Jo Ann McDonald, and Robert Ray Sanders as her only heirs-at-law. See Affidavit of Heirship of record in Instrument No. 20150401-0028378, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 161, Page 75, said Register's Office, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

Unimproved ( )
This is improved(**X**) property, known as **6108 LOUISIANA AVENUE, NASHVILLE, TN 37209**
(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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, except for that certain Deed of Trust referenced herein; 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, its successors 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 30th day of April, 2015.

THOMAS E. SANDERS

LINDA F. SWAFFORD

CAROLYN S. NETHERTON

JO ANN MCDONALD

ROBERT RAY SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas E. Sanders, Linda F. Swafford, Carolyn S. Netherton, Jo Ann McDonald, and Robert Ray Sanders**, the bargainors, 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 at office this 30th day of April, 2015.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public