WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $438,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC MELANIO SMITHSON

Y-ZR-15-03

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)
Timothy Hawkins	New Owner	
(NAME)	(NAME)	**83-7-17.00**
3 Waters Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **MEGHAN N. MILLS, UNMARRIED AND JAMES C. ENRIGHT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY HAWKINS, UNMARRIED AND KYLE GIBSON JONES, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVIORSHIP ,** 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 parts of Lot Nos. 9 and 10 on the Map of George C. Waters' Addition, of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin in the Northerly margin of Waters Avenue 144 feet East of the Easterly margin of Porter Pike; thence Northerly 160 feet more or less to an iron pin in the South margin of a 12 foot alley 86 feet East of the Easterly margin of Porter Pike; thence Easterly along with the Southerly margin of said alley 60 feet to an iron pin 57 feet West of the Northwest corner of Lot No. 8 on said plan; thence Southerly 160 feet to an iron pin in the North margin of Waters Avenue 58 feet West of the Southwest corner of Lot No. 8; thence along the North margin of Waters Avenue Westerly 70 feet to the point of beginning.

Being the same property conveyed to Meghan N. Mills and James C. Enright by Warranty Deed from Gregory P. Simpson, unmarried, recorded on the 30th day of April, 2013 in Instrument No. 20130430-0043197, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of GEORGE C. WATERS' ADDITION, as recorded in Plat Book 161, Page(s) 141.
- Right of Possession regarding Occupancy Agreement referenced in Deed recorded at Instrument No. 20100111-0002411.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3 Waters Avenue, 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.

Davidson County DEEDWARR
Recvd: 05/19/15 08:38 3 pgs
Fees:18.00 Taxes:1622.45
20150519-0045765

Witness my/our hand(s) this the 30th DAY OF APRIL, 2015.

Meghan N. Mills by John Gleaves, Attorney-in-Fact

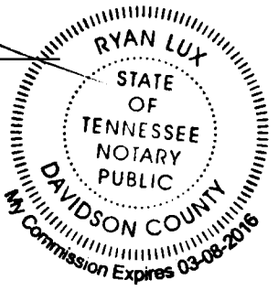
James C. Enright by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEGHAN N. MILLS AND JAMES C. ENRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said MEGHAN N. MILLS AND JAMES C. ENRIGHT.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Cari Mule', hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/2018

