This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22693.2015

Davidson County DEEDWARR
Recvd: 05/20/15 10:30 4 pgs
Fees:23.00 Taxes:740.00
20150520-0046470

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Ray R. Dziesinski Bernadette M. Dziesinski 808 Rodney Drive Nashville, TN 37205	Same	092 13 0 284.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, George Travis Hawkins, married**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Ray R. Dziesinski and wife, Bernadette M. Dziesinski,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the southerly 35 feet of Lot 19 in Block No. 26 in E. J. Plummer's Subdivision, a plan of which is of record in Plat Book 161, Page 39, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George Travis Hawkins, married, by Deed dated May 31, 2007 from Waller McInnes, a single woman, and being of record in Instrument Number 20070604-0066383, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 161, Page 39, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 312 Chamberlin Street, Nashville, TN 37209.

Executed on this 18th day of May, 2015.

George Travis Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, George Travis Hawkins, 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 this 18th day of May, 2015.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Kathy D. Barker
Affiant

Sworn to and subscribed to me, the undersigned, this 18th day of May, 2015.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-11-18



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

