BILL GARRETT, Davidson County
Trans:T20150043120 DEEDWARR
Recvd: 06/02/15 14:59 2 pgs
Fees:13.00 Taxes:1424.50
20150602-0051324

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
JONES, HAWKINS & FARMER, PLC
150 FOURTH AVE. NORTH, STE 1820
NASHVILLE, TN 37219

WARRANTY DEED

Address of new owners as follows:	Send tax bills to:	Map-Parcel No.
Tice Feldman **Trey Webber** **6857 River Ridge Drive** **Nashville, TN 37221**	**SAME**	**118-13-0-101.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **William B. Hawkins, III** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Tice Feldman**, a married person and **Trey Webber**, a married person (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled the Plan of Resubdivision of Lot Nos. 6 and 7, Section 1, Leawell, of record in Plat Book 2083, page 2, 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 WILLIAM B. HAWKINS, III, by deed from DEBORAH C. TUMBLIN, AN UNMARRIED PERSON, of record in Instrument No. 20030728-015291, dated June 30, 2003, said Register's Office.
>
> This is improved property commonly known as: **957 Caldwell Lane, Nashville, Tennessee 37204**.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) Property taxes for 2015 and subsequent years, (b) Matters shown on the Plan of record in Plat Book 2083, page 2, in the Register's Office for Davidson County, Tennessee, (c) Restrictive Covenants contained in instrument of record in Book 2539, page 311, said Register's Office, (d) Utility Easement of record in Book 1915, page 135, said Register's Office, and (e) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5228, page 547, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 1st day of June, 2015.

William B. Hawkins, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **William B. Hawkins, III**, 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, at office on this 1st day of June, 2015.

LYNNE E. NEELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 8/17/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $385,000.00.

Affiant

Sworn to and subscribed before me on June 1, 2015.

LYNNE E. NEELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/17/2015

GRANTEES HAVE ACQUIRED THE PROPERTY FOR INVESTMENT PURPOSES