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 #22658.2015

BILL GARRETT, Davidson County
Trans:T20150043526 DEEDWARR
Recvd: 06/03/15 13:12 3 pgs
Fees:18.00 Taxes:817.70
20150603-0051824

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jill Marie Heyman 331 Chamberlin St Nashville TN 37209	New Owner	092 13 0 273.00

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, **I, George Travis Hawkins**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jill Marie Heyman,** unmarried hereinafter called the Grantee, her 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 Lot No. 9, Block 27, on the Plan of Plummer Place in West Nashville as shown 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 description of the property.

Being the same property conveyed to George Travis Hawkins by Deed dated May 1, 2006 from Glenn T. Preston and wife, Casey Preston and being of record in Instrument Number 20060505-0052307, Register's Office of Davidson County, Tennessee.

The above described property is not nor has ever 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 Grantee 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 Grantee, her heirs and assigns, forever;

AND I do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 331 Chamberlin Street, Nashville, Tennessee 37209.

Executed on this 22nd 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 22nd 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 Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of May, 2015.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9/21/2015