WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044404 DEEDWARR
Recvd: 06/05/15 12:01 2 pgs
Fees:13.00 Taxes:462.29
20150605-0052937

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA EDDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JANUARY 24, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meritt Hawkins Matthew Hawkins	CMG Financial, Inc.	080-120-114.00
(NAME)	(NAME)	
2708 Hydes Ferry Road	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS) San Ramon, CA 94583	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brian L. Taylor and wife, and Chavonne Taylor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meritt Hawkins and Matthew Hawkins,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 of the Plan of River Meadows Section 2 of record in Book 11700, Page 21 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian L. Taylor and wife, and Chavonne Taylor, by deed of record in Instrument Number 20040702-0079150, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown of the plan of River Meadows Section 2 of record in Book 11700, Page 21 Register's Office for Davidson County, Tennessee. Subject to such rights as may be vested in third parties to 30 foot right of way for a pipe line. Subject to an easement granted to Colonial Pipeline Company, its successors and assigns of record in Book 3675, Page 518, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, Page 81, and of record in Book 4488, Page 656, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4723, Page 396, said Register's Office. Any cemetery, burial plot or fire tower which may be located within or adjacent to the boundaries of the property and the rights of ingress and egress on the plat of the general public to any said cemetery, burial plot or fire tower. Easement for ingress and egress to and from the cemetery.

unimproved ☐

This is improved ☑ property, known as 2708 Hydes Ferry Road, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 29th day of May, 2015.

Brian L. Taylor

Chavonne Taylor

State of ~~Tennessee~~ Ohio
County of ~~Williamson~~ Hamilton

Personally appeared before me Brian L. Taylor and Chavonne Taylor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public Amy L. Stumpf
My Commission Expires: 5-9-18

File No.: 9541

NOTARIAL SEAL
STATE OF OHIO

Amy L. Stumpf
Notary Public, State of Ohio
My Commission Expires 05-09-2018