

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2015.

Notary Public

My commission expires: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey T. Whitacre	F&M Bank	**104-05-0-172.00**
3706 Princeton Avenue	50 Franklin Street	
Nashville, TN 37205	Clarksville, TN 37043	

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,

JULIA ANN HAWKINS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY T. WHITACRE AND JULIA WHITACRE, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being the easterly 25 feet front and 52 feet rear of Lot No. 4 and the westerly 30 feet front and 20 feet rear of Lot No. 5 on the Map of J. D. Torrey's subdivision of Lot Nos. 411 and 503 of Richland Realty Company's Division "C" of record in Book 421, page 186, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Princeton Avenue 25 feet east of the common corner of Lots Nos. 3 and 4 of said subdivision; thence northerly 135 feet more or less to a point in the southerly margin of an alley 20 feet east of the common corner of Lots Nos. 3 and 4; thence easterly with the southerly margin of said alley 45 feet to a joint 25 feet west of the northeast corner of Lot No. 5 of said subdivision; thence southerly 94 feet, more or less to a point in the northerly margin of Princeton Avenue 20 feet west of the southeast corner of Lot No. 5; thence with then northerly margin of Princeton Avenue 55 feet more or less to the point of beginning.

Being the same property conveyed to JULIA ANN HAWKINS, UNMARRIED, by deed from CLARK ELAM HARWELL AND HUSBAND, THOMAS C. HARWELL, of record in Instrument No. 20040802-0092109, dated July 30, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3706 Princeton Avenue, Nashville, TN 37205**.

BILL GARRETT, Davidson County
Trans:T20150055662 DEEDWARR
Recvd: 07/09/15 14:16 2 pgs
Fees:13.00 Taxes:2164.50
20150709-0066850

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

Witness my/our hand(s) this 8th day of July, 2015.

Julia Ann Hawkins

Julia Ann Hawkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Julia Ann Hawkins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **July, 2015.**

Notary Public

My Commission Expires: 5-20-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY