This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Jones Hawkins & Farmer PLC
150 Fourth Avenue North, Suite 1820
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20150056222 DEEDWARR
Recvd: 07/13/15 08:48 2 pgs
Fees:13.00 Taxes:1628.00
20150713-0067506

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Hopkins Development Partners, LLC **3415B Hopkins Street** **Nashville, TN 37215**	**(Same)**	**115-16-0-086.00**

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Know all men by these presents that, **William Burgin Hawkins, III**, (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Hopkins Development Partners, LLC**, a Tennessee limited liability company (the "Grantee"), 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 Grantee, 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 No. 23 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to WILLIAM BURGIN HAWKINS, III, by deed from CHARLES S. MCCLENDON, UNMARRIED AND JOHN M. LOWN AND WIFE, MARGARET E. LOWN, of record as Instrument No. 20000404-0033947, dated March 31, 2000, said Register's Office.

This is improved property commonly known as: **153 Haverford Drive, Nashville, Tennessee 37205.**

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 all matters shown on the Plan of record in Plat Book 1835, page 4 in the Register's Office for Davidson County, Tennessee.

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

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee 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 Grantee 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 Grantee and its 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 10th day of July, 2015.

William Burgin 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 Burgin 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 10th day of July, 2015.

Notary Public

My commission expires: MAR. 7, 2017

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this ~~property,~~ whichever is greater is $440,000.00.

Affiant

Sworn to and subscribed before me
on this 10th day of July, 2015.

Notary Public

My Commission Expires: MAR. 7, 2017

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017