Davidson County DEEDWARR
Recvd: 08/19/15 14:45 2 pgs
Fees:13.00 Taxes:662.30
20150819-0083696

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**Michael J. Mills, Attorney at Law**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
John K. Hawk
217 Disspayne Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE
Total Media Management, DBA New South Mortgage
4700 Whitesburg Drive, Suite 225
Huntsville, Alabama 35802

MAP 085
GROUP 15 0
PARCEL 025.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna L. Vaughn, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John K. Hawk and Marci G. Hawk, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot 2, of the Griggers Subdivision according to Plat of Record in Instrument No. 20021204-0149092, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description thereof.

Being the same property conveyed to Donna L. Vaughn, unmarried by deed from Ralph Griggers and Marci V Griggers, dated October 15, 2012, of record in Instrument No 20121017-0095276, Register's Office for said County

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 20021204-0149092, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 217 Disspayne Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John K. Hawk and Marci G. Hawk, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, 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 our hands this the 19th day of August, 2015.

Donna L. Vaughn

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, Donna L. Vaughn, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $179,000.00.

AFFIANT

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me on this 19th day of August, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8-19-15

Notary Public

My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY