WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160022396 DEEDWARR
Recvd: 03/18/16 12:57 2 pgs
Fees: 13.00 Taxes: 1295.00

20160318-0025977

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin A. Hawkins	Justin A. Hawkins	091-10-0-B-002.00 CO
(NAME)	(NAME)	
523 Newton Street	523 Newton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deep River Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin A. Hawkins, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Newton Street, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150213-0013299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Jimmie D. Anderson, unmarried, by Warranty Deed from Herbert Wayne Gill and wife, Mary Jane Gill, dated February 24, 1988, of record in Book 7477, page 491, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Jimmie David Anderson, Trustee, and Linda Louise Anderson and their successors in trust, of The Jimmie David Anderson Revocable Living Trust and Linda Louise Anderson Revocable Living Trust, by Quitclaim Deed from Jimmie D. Anderson, dated May 5, 2003, of record in Instrument No. 20030521-0069021, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Jimmie David Anderson by Quitclaim Deed from Linda Louise Anderson, grantor, individually and as Trustee for the Linda Louise Anderson Revocable Living Trust, dated December 6, 2004, of record in Instrument No. 20041213-0147682, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Jimmie David Anderson y Quitclaim Deed from Linda Louise Anderson, dated December 6, 2004, of record in Instrument No. 20041213-0147683, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Jimmie David Anderson by Quitclaim Deed from Jimmie David Anderson, grantor, as Trustee for the Jimmie David Anderson Revocable Living Trust, dated September 27, 2004, of record in Instrument No. 20041213-0147684, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Deep River Development, LLC, by Warranty Deed from Jimmie David Anderson, dated July 7, 2014, of record in Instrument No. 20140708-0060046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the map of record in Book 332, page 7 and Instrument No. 20150108-0002136; and Restrictions of record in Instrument No. 20010424-0040298 and Instrument No. 20150213-0013299, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 523 Newton Street, Nashville, TN 37209

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

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 hands this 16th day of March, 2016.

DEEP RIVER DEVELOPMENT, LLC

Bryan D. Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 16th day of March, 2016.

Valerie L. Kane
Notary Public
My Commission Expires: 6-4-17

File No.: 22421

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017