BILL GARRETT, Davidson County
Trans:T20160026093 DEEDWARR
Recvd: 03/31/16 12:31 2 pgs
Fees:13.00 Taxes:1078.55
20160331-0030551

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of March, 2016 by and between Susan D. Gregory, hereinafter referred to as GRANTOR, and Travis Hawkins and Lisa Hawkins husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 90 on the Plan of Section Two Valley West of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Holly Hill Court corner of Lots 90 and 91; thence with the margin of same, southeastwardly 100 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northwest margin of Patten Lane; thence with the margin of the same, southwestwardly 147.00 feet to a monument at the common corner of Lots 89 and 90; thence with the line between said lots northwestwardly 131.69 feet to a point at the rear corner of Lots 90 and 91; thence with the line between said lots, northeastwardly 182.82 feet to the point of beginning.

Being the same property conveyed to Susan D. Gregory by Warranty Deed from Edward A. McClarty and wife, Mary Jane McClarty, dated November 1, 2013, recorded November 5, 2013, of record in Instrument No. 20131105-0114651, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 501 Holly Hill Court, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Susan D. Gregory

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Susan D. Gregory, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of March, 2016.

Notary Public

My Commission Expires October 30, 2016

My Commission Expires

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Travis Hawkins and Lisa Hawkins
501 Holly Hill Court,
Nashville, TN 37221

Send Tax Statements to:

Same as new owner

Map & Parcel: 142110042.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $291,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of March, 2016.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-109