Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0174

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160050622 DEEDWARR
Recvd: 06/15/16 10:39 2 pgs
Fees: 13.00 Taxes: 667.85
20160615-0060497

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandi M. White Brittany M. White	Planters Bank	075120F01400CO
(NAME)	(NAME)	
735 Tulip Grove Rd., Unit 126	325 Commerce St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Troy T Hawk and Holly Hawk,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandi M. White and Brittany M. White,** 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:

Being Unit 126, Tulip Cove Townhomes, Exhibit "B", as established under Master Deed of record in Instrument Number 20020525-0059119, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Troy T. Hawk, an unmarried man, by Warranty Deed from Nationstar Mortgage, L.L.C of record in Instrument No. 20110504-0034347, Register's office for Davidson County, Tennessee.

Holly Hawk, spouse of the above named Troy T. Hawk, joins in this conveyance for the purpose of releasing any and all rights she may have in the above described property, especially marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Rd., Unit 126, Hermitage, TN 37076
(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 19th day of May, 2016.

Troy T Hawk

Holly Hawk

State of Tennessee
County of Williamson

Personally appeared before me Troy T Hawk and Holly Hawk, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2016.

Notary Public _____
My Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10741