WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/16 13:41 3 pgs
Fees:18.00 Taxes:906.50
20160629-0066437

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17 (AFFIX SEAL)

WILLIAM CORLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luke Hawke	NEW OWNER	108-12-0B-118.00-Co
(NAME)	(NAME)	
1913 Portman Drive	1913 Portman Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Van M. Richmond and spouse, Mary E. Richmond**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Luke Hawke and Daeghan Hawke**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 20, on the Final Plat, Phase 1-A Section 4, Harborview, of record in Plat Book 7900, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Van M. Richmond and spouse, Mary E. Richmond by Warranty Deed from William David Jackson and Sheryl Keeton Jackson, husband and wife, dated 07/18/1997, recorded 09/03/1997 of record in Book 10594, Page 135, in the Register's Office for Davidson County, Tennessee.

Subject to (1) all matters shown on the plat of record in Plat Book 7900, Page 386; (2) Covenants, conditions, easements and restrictions recorded of record in Book 7471, Page 26, First Amendment of record in Book 7646, Page 142, Fifth Amendment of record in Book 8263, Page 534, Sixth Amendment of record in Book 8271, Page 863, Seventh Amendment of record in Book 8297, Page 380, Eighth Amendment of record in Book 8634, Page 19, Quit Claim Deed of record in Book 8297, Page 376, of record in Book 9108 page 73, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Easement set forth in instrument of record in Book 5658, Page 984; (4) Easement set forth in instrument of record in Book 8068, Page 723; (5) Agreement For Dedication of Easement of record in Book 5856, Page 84; (6) Storm Water Detention Agreement of record in Book 7390, Page 270; (7) Deed of Conveyance of record in Book 6147, Page 886 and of record in Book 6147 Page 893; and, (8) Charter of the Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1913 Portman Drive, Nashville, TN 37214

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of July, 2016.

Van M. Richmond by
x Mary E. Richmond Attorney In Fact
Van M. Richmond by Mary E. Richmond,
Attorney-In-Fact

x Mary E. Richmond
Mary E. Richmond

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Mary E. Richmond, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Van M. Richmond, acting as that person's agent and attorney in fact, and the said Mary E. Richmond, acknowledged that she executed the foregoing instrument as agent and attorney in fact for Van M. Richmond, for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2016.

My Commission Expires:	Notary Public
8-14-17	

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of WILSON

Personally appeared before me Mary E. Richmond, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY