BILL GARRETT, Davidson County
Trans:T20160057013 DEEDWARR
Recvd: 07/05/16 13:53 2 pgs
Fees:13.00 Taxes:573.50
20160705-0068539

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16365

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
David L. Bebout
411 Terry Place
Hermitage, TN 37076

MAP: 075-10-0

PARCEL: 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barbara A. Hawkins, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David L. Bebout and Shawna P. Bebout, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **411 Terry Place, Hermitage, TN 37076**

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

LAND in Davidson County, Tennessee, being Lot No. 223 on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 223 fronts 50.8 feet on the westerly side of Terry Place, and extends back 156.4 feet on the northerly line and 111 feet on the southerly line to a dead line in the rear, on which it measures 191.18 feet; said dead line being a broken line.

BEING the same property conveyed to James Edison Hawkins and wife, Barbara A. Hawkins by Warranty Deed from M. T. Melvin and wife, Mary T. Melvin, dated 7/15/64 and recorded 7/20/64 in Book 3792, Page 158, Register's Office for Davidson County, Tennessee. The said James Edison Hawkins having since died on September 12, 2014, and subject property having vested solely in Barbara A. Hawkins as surviving tenants by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2016.

GRANTOR(S): Barbara A. Hawkins BY James Randall Hawkins, HER ATTORNEY IN FACT

BARBARA A. HAWKINS BY JAMES RANDALL HAWKINS, HER ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **James Randall Hawkins,** with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he holds a valid power of attorney executed by **Barbara A. Hawkins,** and acting under such power of attorney he executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20160705-0068538 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 1st day of July, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

AFFIANT

SWORN TO and subscribed before me this 1st day of July, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18