BILL GARRETT, Davidson County
Trans:T20160060336 DEEDWARR
Recvd: 07/14/16 10:01 2 pgs
Fees:13.00 Taxes:740.00
20160714-0072189

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2016.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William A. Hawkins		
P.O. Box 3726	New Owner	091-02-0-139-00
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA K. BREWSTER EVANS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. HAWKINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Being the Northerly 33 feet of the southerly 72 feet of Lots Nos. 1 and 3 and the northerly 33 feet of the southerly 72 feet of the easterly 5 feet of Lot no. 5 of Block 10 on the map of Cherokee Park Subdivision as of record in Book 161, Page 75, Register's Office for said county. Said part of lots Nos. 1,3, and 5 front 33 feet on the westerly side of 61st Avenue, North and runs back between parallel lines 105 feet to a dead line.

and also being the northerly 33 feet of the southerly 75 feet of Lots Nos. 1 and 3 and the northerly 33 feet of the southerly 75 feet of Lot No. 5 of Block 10, on the plan of Cherokee Park Subdivision as of record in Book 161, page 75, Register's Office for said County.

Said part of Lots Nos. 1, 3, and 5 front 33 feet on the westerly side of 61st Avenue North and runs back between parallel lines 105 feet to a dead line.

Tract II: Being the southerly 27 feet of the northerly 75 feet of Lots Nos. 1 and 3 and the southerly 27 feet of the northerly 75 feet of the easterly 5 feet of Lot No. 5, Block 10, on the Map of Cherokee Park, of record in Book 161, Page 75, Register's Office for said County.

Said parts of said lots adjoin and front together 27 feet on the westerly side of 61st Avenue North and run back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Bobby D. Evans and wife, Lisa K. Brewster by Warranty deed from Annie Baggett of record in Book 11532, page 371, Register's Office for Davidson County, Tennessee, dated June 11, 1999 and recorded on June 17, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1303 61st Avenue North, Nashville, TN 37209-1310.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2016.

Lisa K. Brewster Evans

Lisa K. Brewster Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa K. Brewster Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017