BILL GARRETT, Davidson County
Trans:T20160066799 DEEDWARRSP
Recvd: 08/03/16 10:41 2 pgs
Fees:13.00 Taxes:832.50
20160803-0080171

SPECIAL WARRANTY DEED

This instrument Prepared by:
PF SHEILD LLC
358 S 700 SUITE B601
SALT LAKE CITY, UT. 84102

Address New owner As Follows;	Send Tax Bill to;	Map – Parcel Numbers
Hawkins St Holding & Dev LLC **SERIES A** 1718 Church St #331951 Nashville TN. 37203	Hawkins ST Holding & Dev. LLC **SERIES A** 1718 Church St.#331951 Nashville, TN. 37203	93-13- 4200

SPECIAL WARRANTY DEED

For and in consideration of sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, REGINALD U. BURNEY, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto HAWKINS ST. HOLDING & DEVELOPMENT LLC, SERIES A hereinafter called the Grantee, its successors and assigns, a certain tract (parcel) of land in Davidson County, Tennessee, described as follows;

Land in Davidson County, Tennessee, being the Easterly part of Lot No.48 on the Plan of Sigler's Addition to Nashville as of record in Plan Book 1, Page 4, Chancery Court at Nashville, described according to a survey prepared by Barge, Wagoner & Engineers, dated June 30 1969, as follows;

Beginning at an iron pin in the southerly margin of Hawkins Street, 129.9 feet west of 14th Avenue South; thence leaving said Street, south 9 degrees 19' west 205 feet to an iron in in the northerly margin of an alley; thence with said alley, north 82 degrees 07' east 33.3 feet to the point of beginning.

Being the same property conveyed to Cleotus Burney and wife, Clara Belle Burney, by deed from The Metropolitan Housing Authority of record Book 4439, page 378, Register's Office for Davidson County, Tennessee, the said Cleotus Burney and Clara Burney have since died.

Being the same property conveyed to Reginald Burney by deed from Clara Belle Burney of record in Nashville TN. on Book 11035 Page 904 Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY, Commonly known as 1407 HAWKINS STREET NASHVILLE TN. 37203

TO HAVE AND TO HOLD said tract (parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant grantee that grantor has not made, done, executed , allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs and representative, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 225,000.00
Affiant
Subscribed and sworn before me this the
3 Day of AUG, 2016.
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $225,000.00

WITNESS my hand this 29 day of July 2016

AFFIANT

Subscribed and sworn to before me this 29th, day of July 2016.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald U Burney, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purpose therein contained,

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of July 2016

Notary Public

My commission expires, 3-10-19

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 10, 2019

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