BILL GARRETT, Davidson County
Trans:T20160069489 DEEDWARR
Recvd: 08/11/16 09:09 2 pgs
Fees:13.00 Taxes:817.70
20160811-0083460

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $221,000.00.

Affiant

Subscribed and sworn before me this the day 1st day of August, 2016.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Joseph Warren Hawkins<br>930 Delmas Avenue<br>Nashville, TN 37216-3602 | New Owner | 072-09-0-411.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH WARREN HAWKINS, III, UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at Delmas Avenue, a Horizontal Property Regime with Private Elements established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160705-0068487 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AHN Develop Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Victoria Howard fka Victoria R. Gale, married of record in Instrument No. 20160525-0052291 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 25, 2016

Being also known as 930-A Delmas Avenue Nashville, Tennessee 372163602.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 930 Delmas Avenue, Nashville, TN 37216-3602.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of August, 2016.

member
AHN Develop Nashville, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a LLC, and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Ashley Nelson as such member.

Witness my hand and official seal this 1st day of Angust, 2016.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY