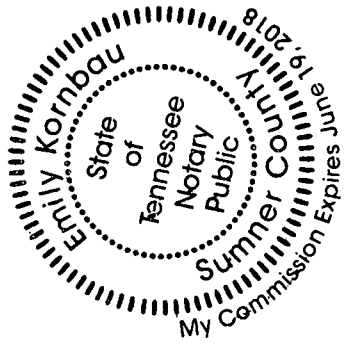
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of November 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua Hawkes		095 05 0A 001.00
(NAME)	(NAME) New owner	
2025 Farley Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicole Leah Petruska and Andrew M. Ward, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Z. Hawkes, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Belle Acres – Section One – Revised Lots 1 thru 7, 42 thru 44, 46 thru 51 of record in Plat Book 5200, Page 227, 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 the same property conveyed to Andrew M. Ward and Nicole Leah Petruska, husband and wife by Warranty Deed from Rajab H. Mohammed, married dated September 08, 2014 and recorded September 09, 2014 as Instrument No. 20140909-0082559, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-166444SSO

BILL GARRETT, Davidson County
Trans:T20160101064 DEEDWARR
Recvd: 11/16/16 08:45 2 pgs
Fees:13.00 Taxes:573.50

20161116-0120631

unimproved ☐
This is improved ☒ property, known as 2025 Farley Place, Nashville, TN 37210

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 our hands this 10th day of Nov, 2016

NICOLE LEAH PETRUSKA by ANDREW WARD, attorney-in-fact
Nicole Leah Petruska
by Andrew Ward, attorney-in-fact

Andrew M. Ward

STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Andrew Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicole Leah Petruska, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Nicole Leah Petruska, for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2016.

Nauzie Karami
Notary Public
My Commission Expires: 12-6-16

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew M. Ward, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2016.

Nauzie Karami
Notary Public
My Commission Expires: 12-6-16

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: NAT-166444SSO