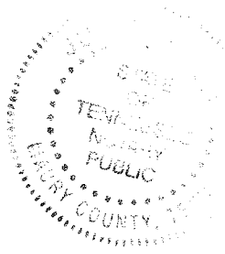
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/19/16 10:13 2 pgs
Fees:13.00 Taxes:203.50
20161219-0132716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15th day of December, 2016

Notary Public
My Commission expires: 6-30-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rhythm Homes & Development LLC	SAME	08115063000
6551 Pernod Avenue		
St. Louis, MO 63139		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Warthal Hawkins Jr and Cassandra Hawkins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RHYTHM HOMES AND DEVELOPMENT LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of S.A. Champions Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rose Hawkins and Gennifer Hawkins from L.B. PAYNE by Warranty Deed on August 14, 1987, of record in Book 7325, Page 996, Register's Office for Davidson County, Tennessee. Rose Hawkins having deceased on January 2, 2004, and Affidavit of Heirship leaving her interest to Warthal Hawkins, Jr, Torrie Ibe, LaVenia Smithand Jennifer Robertson Holmes of record in Instrument Number 20161219-0132714 **, Register's Office for Davidson County, Tennessee. Further part of the same property quitclaimed to Warthal Hawkins, Jr. and Cassandra Hawkins of record in Instrument Number** 20161219-0132715 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $146.77 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08115063000, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1604 23rd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 15, 2016.

Warthal Hawkins Jr

Cassandra Hawkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Warthal Hawkins Jr and Cassandra Hawkins** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.