WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/16 10:13 2 pgs
Fees:13.00 Taxes:314.50
20161219-0132717

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$85,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 17 day of December, 2016

Julie Cooper
Notary Public
My Commission expires: 2-28-17
(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 and Development LLC	SAME	08111011300
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. 129 on the map of S.A. Champion's Subdivision of record in Book 161, Page 132, Register's Office for said county.

Said Lot fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rose Vance Hawkins and Cassandra Hawkins, married from Rose Vance Hawkins by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010926-0105091, Register's Office for Davidson County, Tennessee.

Being the same property left to Harold N. Vance by Nettie Gordon having since died on July 20, 1986, Affidavit of Heirship on September 9, 1987, of record in Book 7404, Page 243, Register's Office for Davidson County, Tennessee. Further conveyed to Robert E.L. Sutton, Trustee from Harold N. Vance and then to a joint tenancy in which Harold N. Vance owns one-third interest and Walt Hawkins, Sr., and wife, Rose Vance Hawkins, owns two-thirds interest by Quitclaim Deed on November 9, 1987, of record in Book 7420, Page 632, Register's Office for Davidson County, Tennessee. Further conveyed to Rose Vance Hawkins from Harold N. Vance by Quitclaim Deed on May 16, 1989, of record in Book 7847, Page 616, Register's Office for Davidson County, Tennessee. Walt Hawkins, Sr., having since died on 8/15/1988 leaving Rose Vance Hawkins solely vested in said property. Further conveyed to Rose Vance Hawkins and Cassandra Hawkins, married by Quitclaim Deed on September 17, 2001, of record in Instrument Number 20010928-0105091, 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 $633.38 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08111011300, 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: **1606 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
DAVIDSON 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
DAVIDSON COUNTY, TENN.