Prepared by:
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BILL GARRETT, Davidson County
Trans:T20170002538 DEEDWARR
Recvd: 01/10/17 12:40 2 pgs
Fees:13.00 Taxes:758.50
20170110-0002826

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December 2016.

Notary Public
My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Leroy Hatchett	SAME	176010B04400CO
228 Maxwell Place		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kendra L. Hawkins Bristow, a married person f/k/a Kendra L. Hawkins hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Leroy Hatchett and Veatrice Hatchett, husband and wife, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 112 on the Final Plat for Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Kendra L. Hawkins, unmarried and n/k/a Kendra L. Hawkins Bristow by deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20080829-0088682, dated August 27, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060301-0023937 and in any allied instruments(s) referred to in said restrictions. 3) Charter for Maxwell Place

Homeowners Association of record in Instrument No. 20060309-0027699. 4) All matters appearing on the plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, Register's Office for Davidson County, Tennessee.

This property is improved property known as 228 Maxwell Place, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 21ST day of December, 2016.

Kendra L. Hawkins Bristow

Kendra L. Hawkins Bristow

Andrew T. Bristow, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendra L. Hawkins Bristow and Andrew T. Bristow , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of December, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09808