WARRANTY DEED

2017-692

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of February, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Christopher T. Hawn 1005 S. 11th Street Nashville, TN 37206	Community Mortgage, LLC 19045 E. Valley View Parkway. #F Independence, MO 64055	094.05-0-132.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard A. Nelson, an unmarried man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher T. Hawn and Kathryn A. Hawn, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3, FINAL PLAT, RE-SUBDIVISION OF PART OF LOT NUMBER 86 ON THE MAP OF HAYNIE'S CENTRAL PARK PLAN, as shown on plat of record in Instrument No. 20150623-0060032, as corrected by Surveyor's Certificate of Correction at Instrument No. 20160329-0029571, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Richard A. Nelson by Warranty Deed from Sherry Phillips Hinkle, Joseph Scott Phillips, Debra Phillips Singer, the Estate of Hubert Eugene Phillips, and Jason Eugene Phillips, Devon Ray Phillips, Theresa Ann Phillips, Heirs, recorded on the 27th day of March, 2015 in Instrument No. 20150327-0026635, in the Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1005 S. 11th Street, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT5899

BILL GARRETT, Davidson County
Trans:T20170012828 DEEDWARR
Recvd: 02/13/17 08:54 2 pgs
Fees:13.00 Taxes:1850.00

20170213-0014530

Witness my/our hand(s) this 10th day of February, 2017

Richard Nelson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Richard Nelson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of February, 2017.

Notary Public
My Commission Expires: 6-30-2019

