WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017.

Janderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan B. Colvin	New Owner	105-07-O-229.00
(NAME)	(NAME)	
602 Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170030705 DEEDWARR
Recvd: 04/12/17 09:07 2 pgs
Fees:13.00 Taxes:1424.50
20170412-0035560

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 considerations, the receipt of which is hereby acknowledged, we, **Julian Wayne Hawks and wife, Donna Jean Hawks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alan B. Colvin and Lee S. Colvin, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2 on the Map of W. D. Hamilton Subdivision of Block 8, as of record in Book 421, Page 56, said Register's Office. Said Lot fronts 50 feet on the North side of Hamilton Street and runs back between parallel lines 1671/2 feet to an alley.

Being the same property conveyed to Julian Wayne Hawks and wife, Donna Jean Hawks by Warranty Deed from Kenneth Blake Faler, Jr., Helen Frances Faler League, Donna Jean Faler Hawks, Alfred Eugene Faler and Margaret Faler Nelson, dated 03/18/2002, recorded 04/02/2002, of record in Instrument No. 20020402-0039918, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee. Taxes for the year 2017, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 602 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 7th day of April, 2017.

Julian Wayne Hawks

Donna Jean Hawks

State of Tennessee
County of Wilson

Personally appeared before me Julian Wayne Hawks and Donna Jean Hawks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS ~~my~~ hand and seal this 6th day of April, 2017.

Notary Public ~~Tracey Trumphour~~ - MJ
My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122