This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23719.2017

Davidson County DEEDWARR
Recvd: 06/20/17 08:18 4 pgs
Fees:23.00 Taxes:706.70
20170620-0061602

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Samuel Tyler Hawkins 5105 Long Street Dr. Brentwood TN. 37027	Same	Part of 131 03 0 006.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **LMS Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Samuel Tyler Hawkins, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit B on the Plan of 1901 Warfield Residences with placement of units being shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170322-0027957, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to LMS Homes, LLC, a Tennessee limited liability company by Deed dated February 15, 2017 from Home Capital, LLC, a Tennessee limited liability company and being of record in Instrument Number 20170217-0016360, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Restrictive Covenants of record in Instrument Number 20170322-0027957, said

Register's Office.

5. Any and all notes and matters on the Plan of record in Plat Book 1130, Page 102, said Register's Office.

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, his heirs and assigns, forever;

AND LMS Homes, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND LMS Homes, LLC further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property is known as: 1901-A Warfield Drive, Nashville, Tennessee 37215.

Executed on this 15th day of June, 2017.

LMS Homes, LLC

By: _____ 6-15-17
Name: Matthew Benjamin
Title: Member

By: _____
Name: Samuel Tyler Hawkins
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Matthew Benjamin and Samuel Tyler Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of LMS Homes, LLC, the within named bargainor, a limited liability company, and that they as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand this 15th day of June, 2017.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of June, 2017.

Notary Public

My Commission Expires: 6-30-19

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

