Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $498,900.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2017. Notary Public My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael L. Portu	Shelter Lending Services, LLC	
6206 B Louisiana Ave	PO Box 740039	091010L001.00
Nashville, TN 37209	Cincinnati, OH 45274-0039	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HAWKINS ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. PORTU,** _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 6206 Louisiana Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161102-0115874, as amended by Instrument No. 20170811-0082715, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Harry D. Martin and wife, Ruby F. Martin by Warranty deed from Michael Ray White and Delores Ann Jones of record in Book 9150, page 358, Register's Office for Davidson County, Tennessee, dated November 01, 1993 and recorded on November 12, 1993.

Being a portion of the same property conveyed to William A. Hawkins, unmarried by Warranty deed from Harry D. Martin and wife, Ruby F. Martin of record in Instrument No. 20160819-0087176 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 19, 2016.

Being a portion of the same property conveyed to Hawkins Enterprises, LLC by Quitclaim deed from William A. Hawkins, unmarried of record in Instrument No. 20161017-0109239 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 17, 2016.

BILL GARRETT, Davidson County
Trans:T20170075693 DEEDWARR
Recvd: 08/30/17 10:42 2 pgs
Fees:13.00 Taxes:1845.93
20170830-0089155

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6206 B Louisiana Ave, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

Hawkins Enterprises, LLC

Debbie Laster, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debbie Laster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Hawkins Enterprises, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires:

