G-29967-5 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 9570 DEEDWARR
10/09/2017 10:25:43 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20171009-0103193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Trust Services LLC	**Same as Owner**	**105-9-416.00**
(NAME)	(NAME)	
829 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID HAWKINS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAMILY TRUST SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the southwest part of Lot No. 12 on the Plan of W. L. B. Lawrence Property, as of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, Engineers, April 1, 1970, as follows:

Beginning at an iron pin in the easterly margin of 10th Avenue South at the entrance of alley No. 674-1/2, said pin being 305.1 feet North of Douglas Avenue; thence with the margin of 10th Avenue South, North 2 deg. 38' East 25.7 feet to an iron pin; thence leaving said avenue South 84 deg. 49' East 200 feet to an iron pin in the westerly margin of a 12 foot private alley, thence with the same, South 2 deg. 38' West 19.1 feet to an iron pin the beginning of a curve; thence around said curve, southeasterly 32.31 feet to an iron pin in the northerly margin of alley No. 674-1/2; thence with the same, North 84 deg. 49' West 164.7 feet to an iron pin the beginning or a curve; thence around said curve, northwesterly 22.89 feet to the point of beginning.

Being the same property conveyed to Mae Katherine Andrews, unmarried, by Warranty Deed, dated December 18, 1995 from Kevin C. Vaughn and wife, Carla A. Vaughn of record in Book 9907, page 96, Register's Office for Davidson County, Tennessee. The said Mae Katherine Andrews died testate on March 8, 2017, leaving a Last Will and Testament which was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 17-P1600. Pursuant to said Will, the property was devised to David Hawkins. Last Will and Testament is filed for record in Instrument Number 20170927-0098942, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2028 10th Avenue South** **Nashville, TN** **37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in 21, page 148 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

This Instrument is effective on October 6, 2017.

Witness my hand this 4th day of October 2017.

David Hawkins

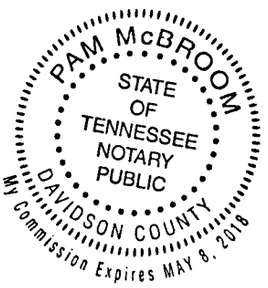
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, David Hawkins the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of October 2017.

Commission expires:



Notary Public