BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 22420 **DEEDWARR**
11/06/2017 11:46:50 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20171106-0113762

MST 2017-1445

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Martha Ann Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2017

Notary Public

MY COMMISSION EXPIRES:_____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Richard Hawkins and Martha Ann Hawkins	Wells Fargo Bank	161-14-0C-003.00
(NAME) 5408 Barton Vale Drive	(NAME) 1525 N. WT Harris Blvd Floor 209	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC 28262-8522	
(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, WE, **Sylvia F. Cantrell and James Cantrell, tenancy by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Richard Hawkins and Martha Ann Hawkins, husband and wife,** 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 Lot No. 3 on the Plan of Final Plat Barton Vale of record in Plat Book 7900, Page 639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Cantrell and wife, Sylvia F. Cantrell by General Warranty deed from Zaring Homes, Inc., an Ohio corporation of record in Book 9560, page 734, Register's Office for Davidson County, Tennessee, dated December 30, 1994 and recorded on December 30, 1994. (Value or consideration shown in aforementioned deed $190,098.00.)

Being the same property conveyed to Sylvia F. Cantrell by Quitclaim deed from James M. Cantrell of record in Book 10444, page 173, Register's Office for Davidson County, Tennessee, dated April 29, 1997 and recorded on May 06, 1997. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sylvia F. Cantrell and James M. Cantrell, tenancy by the entirety by Quitclaim deed from Sylvia F. Cantrell of record in Instrument No. 20161028-0114226 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 28, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5408 Barton Vale Drive Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017,

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

a lien and are now due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 639, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9247, Page 140, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of record in Book 9247, Page 170 and Book 10028, Page 346, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 8175, page 777; Book 8389, page 586 and Book 8412, page 244, said Register's Office. Agreement regarding Storm Water Detention, as set forth in instrument recorded in Book 9082, page 976, Book 8412, page 241 as amended by Book 9157, page 406, said Register's Office. Authentication and Registration of Contract (for notice of existence of a Mechanics and Materialmen's Lien held by Bob Gregory Co., Inc.) of record in Book 9344, page 233, said Register's Office. Warranty Deed to the State of Tennessee as contained in Book 7859, page 353, said Register's Office. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services as contained in Book 8614, Page 819, Book 9190, Page 426, Book 9988, Page 910 and Book 9988, Page 915, said Register's Office. Storm Water Agreement of record in Book 9082, Page 876, in the Register's Office for Davidson County, Tennessee. Easement for Slope and Temporary Construction of record in Book 7859, Page 383, in the Register's Office for Davidson County, Tennessee.

This property, known as 5408 Barton Vale Drive, Nashville, TN 37211
(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 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.

Witness my/our hand(s) this 2 DAY OF NOVEMBER, 2017.

Sylvia F. Cantrell

Sylvia F. Cantrell

James Cantrell

James Cantrell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sylvia F. Cantrell and James Cantrell**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2017.

Notary Public

My Commission Expires: 5-27-2019

America Is Our Town
State of Tennessee Notary Public (SEAL)
Williamson County