WARRANTY DEED

P-BR-17-1913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 25713 DEEDWARR
11/15/2017 09:55:09 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20171115-0117262

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Daniel Barnes	**F & M Bank**	
(NAME)	(NAME)	
1913 Portman Dr.	**PO Box 451**	**108-12-0B-118.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LUKE HAWKE AND DAEGHAN HAWKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY DANIEL BARNES, UNMARRIED, AND TIFFANY MITCHELL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Final Plat, Phase 1-A, Section 4, Harborview of record in Plat Book 7900, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 73.73 feet on the broken Northeasterly margin of Portman Drive and extends back 108.23 feet on the Northwesterly line and 104.85 feet on the Southeasterly line to a dead line in the rear, measuring 63.67 feet thereon.

Being the same property conveyed to Luke Hawke and Daeghan Hawke by Warranty deed from Van M. Richmond and spouse, Mary E. Richmond of record in Instrument No. 20160629-0066437 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 29, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 386;
- Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, and Book 8856, Page 361;
- HOA By-Laws of record to Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Harborview at Cheswicke of record in Book 7471, Page 26;
- HOA Charter of record in Book 7522, Page 339, as amended in Book 8263, Page 554;
- Quitclaim Deed for common areas to Harborview at Cheswicke Homeowners' Association of record in Book 8297, Page 376 and Book 9108, Page 73;
- Easement for sanitary sewers and/or storm drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886 and Book 6147, Page 893;
- Unrecorded easement for sanitary sewer as referenced in Deed of record in Book 5658, Page 984;
- Storm Water Detention Agreement of record in Book 7390, Page 270;
- Easement of record in Book 8068, Page 723;
- Restrictions of record in Instrument No. 20160629-0066437, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1913 Portman Dr., Nashville, Tennessee 37214**.

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 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 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 the 7th DAY OF NOVEMBER, 2017.

Luke Hawke

Daeghan Hawke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE HAWKE AND DAEGHAN HAWKE, the within named bargainor, with whom I am personally acquainted (or proved 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 7th of November, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212