Bill Garrett Davidson County
Batch# 39023 DEEDWARR
12/19/2017 08:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20171219-0128954

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$340,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-7-21
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley T. Hawkins 828 Northstar Ct. Old Hickory, TN 37138	Franklin American Mortgage 6100 Tower Circle, Ste. 600 Franklin, TN 37067	043.04-0A-037.00 CO

For and in 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,

Mikel Hunsucker, unmarried and Sheryl Rinehart, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shirley T. Hawkins, widow

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. 37 on First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, (Formerly known as Windstar Estates, Section I, Phase I) as shown by plat appearing of record in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to River Landing Development, LLC by deed from Rhoten Development Company, Inc. dated March 6, 2015 of record in Instrument No. 20150311-0020854, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mikel Hunsucker, unmarried and Sheryl Rinehart, unmarried, by deed from River Landing Development, LLC dated March 1, 2017 of record in Instrument No. 20170302-0020997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060728-0091763, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument No. 20060502-0050264, Instrument No. 20060620-0073693, Instrument No. 20060815-0100349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 201609270101746 and Instrument No. 20170413-0036210, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Instrument No. 20150611-0055225, said Register's Office.
5) Property is subject to Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **828 Northstar Ct., Old Hickory, TN 37138**
(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 our hand(s) this 15 day of December, 2017.

Mikel Hunsucker

Sheryl Rinehart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mikel Hunsucker and Sheryl Rinehart, with whom I am personally acquainted, (or who 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, at office, this 15th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076