Bill Garrett Davidson County
Batch# 50630 DEEDWARR
01/24/2018 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180124-0007105

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 59368
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Poe 540 Augusta Drive Hermitage, TN 37076	Van Dyke Mortgage Corp. 2141 W. Bristol Rd. Flint, MI 48507

TAX MAP PARCEL NUMBERS: 07504011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guardianship and Trust Corporation, Conservator for Shelby Hawkins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Poe, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Tulip Grove, Section Six of record in Book 4460, page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Hawkins and wife, Shelby J. Hawkins by Warranty Deed from Jimmie D. Shores and wife, Brenda A. Shores, dated November 4, 1974 and recorded on November 4, 1974 of record in Book 4865, page 642, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 9, 1997, recorded on September 9, 1997, of record in Book 10601, page 261, said Register's Office, William A Hawkins conveyed his interest in subject property to Shelby J. Hawkins. By Order Appointing a Conservator, Docket No. 17P101, in the Seventh Circuit Court Probate Division Guardianship and Trust Corporation was appointed Conservator for Shelby Hawkins.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 19, said Register's Office, which Plan shows a 40, foot minimum building setback line from Augusta Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. a 5 foot drainage easement along each side line, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as 540 Augusta Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of January, 2018.

Guardianship & Trust Corporation
By: GTC by Dora Merritt-Mitchell
CVTR for Shelby Hawkins
Dora Merritt-Mitchell, Staff Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Dora Merritt-Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Staff Member,** (or other officer authorized to execute this instrument) of **Guardianship and Trust Corporation, Conservator for Shelby Hawkins**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 22nd day of January, 2018.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Sworn and subscribed before me this 22nd day of January, 2018.

Notary

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE
NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

