Bill Garrett Davidson County
Batch# 53992 DEEDWARR
02/01/2018 04:08:04 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20180201-0010581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Eileen Forsythe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2018

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eileen Forsythe and and Eric Evans 3800 Princeton Avenue Nashville, TN 37205	Quicken Loans Inc. 1050 Woodward Ave. Detroit, MI 48226	104-05-0-158.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM B. HAWKINS, III, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EILEEN FORSYTHE, A SINGLE WOMAN AND ERIC EVANS, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

hereinafter called the GRANTEES, their 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(s) 388, as shown on the map entitled Richland Realty Company's Division C, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM B. HAWKINS, III, by deed from JENNIFER DEAL, UNMARRIED, of record in Instrument No. 20041001-0118798, dated September 30, 2004, said Register's Office.

This improved property is known as 3800 Princeton Avenue, Nashville, TN 37205.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THE PROPERTY HEREIN BEING CONVEYED IS NOT THE RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

Witness our hands this 31st day of January, 2018.

William B. Hawkins III

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William B. Hawkins III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January, 2018.

Notary Public

My commission expires:

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020