Bill Garrett Davidson County
Batch# 56257 DEEDWARR
02/07/2018 02:29:11 PM 2 pgs
Fees: $13.00 Taxes: $716.32
20180207-0012485

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville, TN 37075
18-0051HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,600.00

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of February, 2018

Kim Gillespie
Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eloise Hawkins 116 East Allen Road Hendersonville, TN 37075	New Owner	

WARRANTY DEED

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, I/WE,

R & A Properties, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eloise Hawkins, unmarried

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 the 10th Civil District of Davidson County, Tennessee, being part of the Jere Nunnelly Tract in said District, and described according to a survey made by T.R. Sanford, Surveyor, dated Dec. 6, 1965, as follows:

BEGINNING at a point in the southeasterly margin of the Dickerson Pike, at the northeasterly corner of the property conveyed to Davidson County Board of Education, by the deed from J.E. Greer and wife, in Book 1005, Page 464, Register's Office; thence along the north line of said property and the north line of school lot as conveyed by deed in Book 444, Page 406, said Register's Office, South 86-3/4 degrees West 283.8 feet to a point in the east line of the Coggins Heirs' land; thence along an old fence and along the east line of said Coggins Heirs' land; North 2-3/4 degrees East 293.08 feet to the southwesterly margin of Dickerson Pike; thence along the margin of said Pike, South 44-3/4 degrees East 390 feet more or less to the point of beginning.

BEING the same property conveyed to R&A Properties, Inc,. by General Warranty Deed dated 11/29/2006 and filed for record on 11/30/2006 in Instrument Number 20061130-0148167, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1710 Springfield Highway, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of February, 2018.

R & A Properties, Inc., by Ron G. Wall, as President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ron G. Wall, with whom I am personally acquainted and proved himself to be the President of R&A Properties, Inc., acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of February, 2018.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

