Bill Garrett Davidson County
Batch# 71586 DEEDWARR
03/21/2018 11:21:04 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180321-0026603

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $ 230,000.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2018.

Notary Public – ~~Steven Richardson~~
My commission expires: ~~10/14/2020~~ 5/8/18

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Senecal 708 Waco Dr Nashville, TN 37209	New Owner 6030 Brasslyn Rd Nashville, TN 37205	091-05-0-101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew James Hawks, Widower**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Aaron Senecal**, 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:

BEING Lot No. 41 on the Plan of Moss-Wood Subdivision, as of record in Book 2663, Page 102, 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 Andrew James Hawks and Wife, Elizabeth Ann Hawks, by Deed dated October 8, 1982 and filed for record in Book 5959, Page 146, Register's Office for Davidson County, Tennessee. The said Elizabeth Hawks aka Elizabeth Ann Hawks died on May 11, 2004 leaving Andrew James Hawks surviving tenant and fee simple owner.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 708 Waco Dr, Nashville, TN 37209.

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further

covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of March, 2018.

Andrew James Hawks

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew James Hawks, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand inNashville, TN, this March 13, 2018.

Steven Richardson
State of Tennessee at Large

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY CTY

My Commission expires 10/14/2020