Bill Garrett Davidson County
Batch# 95430 DEEDWARR
05/22/2018 11:03:03 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20180522-0048934

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

✓ Jody E. Daniels
Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 18th day of May, 2018

Notary Public
My Commission Expires: 4-28-19

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| John R. Daniels, Jody E. Daniels<br>John W. Daniels<br>2504 Val Marie Drive<br>Madison, TN 37115 | Franklin Synergy Bank<br>134 Pewitt Drive<br>Suite 100<br>Brentwood, TN 37027 | 034-07-B-020.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Janiro Hawkins and Ashanti Reed-Hawkins, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John R. Daniels and Jody E. Daniels, husband and wife, and John W. Daniels, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 20 on the plan of CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS and that common area as designated as "open spaces" on the Plan of Harbor Village, Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee, as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument # 20080821-0086071, amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed by Warranty Deed from Lenny William Brown, Unmarried to Janiro Hawkins and Ashanti Reed-Hawkins, husband and wife, as recorded on the 12th day of June, 2017 in Instrument No. 20170612-0058805; Quitclaim Deed from Cheri L. Brown to Lenny William Brown, as recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095510; Warranty Deed from Domus Builders LLC to Lenny William Brown, and Cheri L. Brown, husband and wife, as recorded on the 12th day of September, 2016 in Instrument No. 20160912-0095508; Warranty Deed from T H Properties LLC, a Tennessee Limited Liability Company to Domus Builders LLC, as recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041496 and part of Special Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan corporation to T H Properties, LLC, a Tennessee limited liability company, as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115099, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2504 Val Marie Drive, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 18th day of May, 2018.

Janiro Hawkins

Ashanti Reed-Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janiro Hawkins and Ashanti Reed-Hawkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM