RETURN TO
Memorial Title, LLC.
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3549

Bill Garrett Davidson County
Batch# 120315 DEEDWARR
07/24/2018 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20180724-0072234

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-182

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Keith Hawkins and Jessica Griffin Hawkins, husband and wife	New owner	161-06-0-118.00
(NAME)	(NAME)	
640 Vivian Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **TANYA LYNN SIMMONS AND WILLIAM DOUGLAS SIMMONS, WIFE AND HUSBAND,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIC KEITH HAWKINS AND JESSICA GRIFFIN HAWKINS, HUSBAND AND WIFE,** 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 Davidson County, Tennessee being Lot No. 199, on the Plan of Huntington Park, Section Two, as shown on plat of record in Plat Book 4175, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tanya Lynn Simmons and William Douglas Simmons, wife and husband by Warranty Deed dated 03/16/2018 from Property Help, LLC, a Tennessee Limited Liability Company of record in Instrument 201803190025501, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved [x] property, known as 640 Vivian Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 18th day of July, 2018.

Tanya Lynn Simmons
by William Douglas Simmons, attorney-in-fact

Tanya Lynn Simmons
by William Douglas Simmons, Attorney in Fact

William Douglas Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I,the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that William Douglas Simmons personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the 18thof July, 2018.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Douglas Simmons, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tanya Lynn Simmons and that he is authorized by Tanya Lynn Simmons to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 18th day of July, 2018.

Jennifer D. Stacey

Notary Public

My Commission expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

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

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021