Karen Y Johnson Davidson County
Batch# 148705 DEEDWARR
10/03/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20181003-0098383

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 273335

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2961366

Return to:

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 389,900.00

Affiant

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

Notary Public

My commission expires: 10/31/2020

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
1005 Percy Warner Blvd NASHVILLE, TN 37205	Royanne A. Moore Richard T. MooreJr.	New Owner	129-12-0-058.00

THIS INDENTURE is made effective the 1st day of August, 2018, by **Nicole Bohleber Hawkins, a married woman,** First Parties, for the purpose of conveying the premises described herein to Royanne A. Moore and Richard Thomas Moore, JR. Wife and* Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.
*husband

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Section 1, Warner Park Valley, of record in Plat Book 3600, Page (s) 12 through 14 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole L. Bohleber, unmarried by Warranty deed from Nicholas Kottenstette and wife, Maryellen Kottenstette of record in Instrument No. 20111121-0090881 Register's Office for Davidson County, Tennessee, dated November 01, 2011 and recorded on November 21, 2011.

Nicole L. Bohleber is one and the same person as Nicole Bohleber Hawkins.

Delbert Hawkins, Jr., husband of Nicole Bohleber Hawkins, First Parties herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Nicole Bohleber Hawkins, but does not join in the covenants and warranties contained herein

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 12 through 14; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictions of record in Book 3466, Page 89, Book 3577, Page 511, Book 3702, Page 465, Book 3770, Page 81 and in Book 3534, Page 128, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Nicole Bohleber Hawkins

Nicole Bohleber Hawkins

Delbert Hawkins, Jr.

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nicole Bohleber Hawkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 1 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 08/30/2021

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Delbert Hawkins, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 1 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 08/30/2021

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

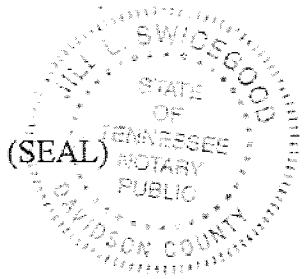
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022