WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 196294 DEEDWARR
02/19/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190219-0014758

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-010035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pamela M. Hawkins	Pamela M. Hawkins	
(NAME)	(NAME)	
1900 Old Natchez Trace	1900 Old Natchez Trace	172-12-0D-455.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RACHEL CRUZE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA M. 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 Davidson County, Tennessee, being Unit No. W-5, of Building W, as shown on Exhibits B1 and B7 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two to the Town Center Homes) of record at Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Cruze, an unmarried woman by Warranty deed from Tyrone D. Laws and Suzette D. Laws, husband and wife of record in Instrument No. 20170404-0032671 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 04, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 7230 Althorp Way, Unit 5, 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 my/our hand(s) this the 15th day of February, 2019

Rachel Cruze by Megan Staykov, Attorney-In-Fact

Rachel Cruze by Megan Staykov, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of February, 2019, before me personally appeared Megan Staykov to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rachel Cruze and who acknowledged she executed the same as the free act and deed of the said Rachel Cruze.

Witness my hand and official seal, this the 15th day of February, 2019.

Notary Public

My Commission Expires:

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

