THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1762
Parcel ID: 133-16-0-033

Property Address:
4842 Aster Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 209629 DEEDWARR
03/25/2019 11:48:04 AM 3 pgs
Fees: $18.00 Taxes: $810.30

20190325-0026731

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Cardinal Financial Company
P. O. Box 0054
Palatine, IL 60055-0054

Address of New Owner:
Mang Kap Thang
4842 Aster Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JIM CRUTCHFIELD, EXECUTOR OF THE ESTATE OF BETTYE M. HAWKINS, DECEASED, AND REGENA H. CRUTCHFIELD, RANDALL J. HAWKINS AKA RANDY HAWKINS AND AUDREY HAWKINS EVANS, INDIVIDUALLY,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MANG KAP THANG, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 8 on the Plan of Highview Acres Subdivision as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 82.5 feet on the easterly side of Aster Drive and runs back between parallel line 143 feet to a dead line.

Being the same property conveyed to EDWARD A. HAWKINS and wife, BETTYE M. HAWKINS by Deed dated June 3, 1958 from JOE GRUBBS and wife, NANCY W. GRUBBS, recorded June 3, 1958, in Book 2750, Page 615, in the Official Records of Davidson County, Tennessee. EDWARD A. HAWKINS died on March 31, 1992, said property vested in BETTYE M. HAWKINS, as surviving tenant by the entirety. BETTYE M. HAWKINS died testate on August 23, 2018, and pursuant to her Last Will and Testament and Codicil, Docket No. 18P1620, Circuit Court for Davidson County, Tennessee, Probate Division, said property was devised to: Regena H. Crutchfield; Randy Hawkins; and Audrey Nichole Hawkins in equal shares.

This is improved property known as 4842 Aster Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 2331, page 52, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22nd day of March, 2019.

JIM CRUTCHFIELD, EXECUTOR OF THE ESTATE OF BETTYE M. HAWKINS

REGENA H. CRUTCHFIELD, INDIVIDUALLY

RANDALL J. HAWKINS AKA RANDY HAWKINS, INDIVIDUALLY

AUDREY HAWKINS EVANS, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **JIM CRUTCHFIELD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **EXECUTOR OF THE ESTATE OF BETTYE M. HAWKINS,** the within named bargainor, and that he as **EXECUTOR,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **EXECUTOR.**

WITNESS my hand and official seal this 22nd day of March, 2019.

Notary Public

My Commission Expires:
12-01-20

DONNA L SAVAGE 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 County and State, the within named, **REGENA H. CRUTCHFIELD, RANDALL J. HAWKINS AKA RANDY HAWKINS and AUDREY HAWKINS EVANS**, the bargainors, and whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2019.

Notary Public

My Commission Expires:
12-01-20

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$219,000.00.**

Mang Kap Thang
Affiant

SWORN TO and subscribed before me on this 22nd day of March, 2019.

Notary Public

12-01-20
My Commission Expires

