(1)

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF **APRIL, 2019.**

_____
Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harrison J. Buc and Hope C. Spector	Fifth Third Bank	09107023700
(NAME)	(NAME)	
4905 Kentucky Avenue	P. O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Hawkins Enterprises, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harrison J. Buc, unmarried and Hope C. Spector, unmarried, as joint tenants with the rights of survivorship,** 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. 810 of Block 139 on the Plan of Plan No.1, West Nashville of record in Plat Book 57, Page(s) 74 and 75, 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 part of the same property conveyed to Hawkins Enterprises, LLC, a Tennessee Limited Liability Company by deed dated April 23, 2018 from Radius Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180425-0039075, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4905 Kentucky Avenue, Nashville, TN 37209
(House Number) (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.

Karen Johnson Davidson County
Batch# 217499 **DEEDWARR**
04/15/2019 09:41:59 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30



20190415-0033926

Witness my/our hands this **12th** day of **April, 2019.**

Hawkins Enterprises, LLC, a Tennessee Limited Liability Company

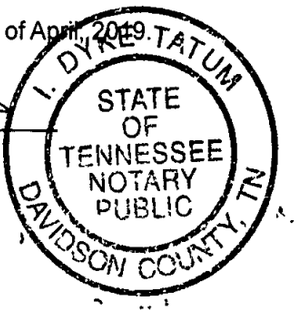
By: _____

Debbie Laster, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Debbie Laster** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **herself** to be **Authorized Agent of Hawkins Enterprises, LLC, a Tennessee Limited Liability Company** and that she as such **Authorized Agent** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **herself** as **Authorized Agent.**

WITNESS my hand and seal this 12th day of April, 2019.



_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Buc