Karen Johnson Davidson County
Batch# 224519 DEEDWARR
05/01/2019 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190501-0040404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 3·3·20
(AFFIX SEAL)

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jason Seeman and Megan Seeman	Same as New Owner	142 11 0 042.00
(NAME)	(NAME)	
501 Holly Hill Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Travis Hawkins and Lisa Hawkins, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Seeman and Megan Seeman, 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:

Being Lot No. 90 on the Plan of Section Two Valley West of record in Book 3600, Page 86, as amended in Book 4238, Page 811 and Book 8270, Page 98 Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Holly Hill Court corner of Lots 90 and 91; thence with the margin of same, southeastwardly 100 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northwest margin of Patten Lane; thence with the margin of the same, southwestwardly 147.00 feet to a monument at the common corner of Lots 89 and 90; thence with the line between said lots northwestwardly 131.69 feet to a point at the rear corner of Lots 90 and 91; thence with the line between said lots, northeastwardly 182.82 feet to the point of beginning.

Being the same property conveyed to Travis Hawkins and Lisa Hawkins husband and wife by Warranty Deed from Susan D. Gregory dated March 29, 2016 and recorded March 31, 2016 as Instrument No. 20160331-0030551, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1902521SSO

unimproved ☐

This is improved ☒ property, known as 501 Holly Hill Ct, Nashville, TN 37221

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 26th day of April, 2019

Travis Hawkins by Hillary Monroe Smith as Attorney in fact

Lisa Hawkins by Hillary Monroe Smith as Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

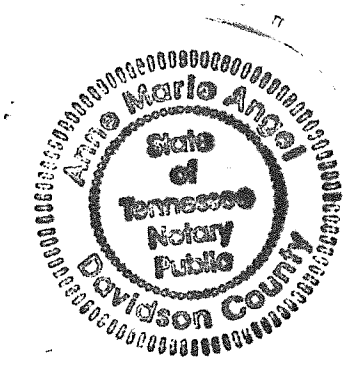
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa and Travis Hawkins, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Lisa and Travis Hawkins, for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public

My Commission Expires: 3/8/2021

(SEAL)



File Number: GRN-1902521SSO

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

