THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:

Paul Alexander Hawkin, Trustee
Priscilla B. Hawkins, Trustee
2922 Ironwood Drive
Nashville, TN 37214

SEND TAX BILL TO:

SAME

PARCEL ID:

09606015700

Karen Johnson Davidson County
Batch# 229844 **DEEDWARR**
05/14/2019 12:37:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190514-0045326

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paul Alexander Hawkins** and **Priscilla Barnes Hawkins**, as husband and wife, hereinafter referred to as Grantors, have bargained and sold, and by these presents does transfer and convey unto **Paul Alexander Hawkins, Trustee,** and **Priscilla B. Hawkins, Trustee** of the **Hawkins Family Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in a certain tract or parcel of land situated in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 70 on the plan of Cloverhill Subdivision, Section 2, as of record in Book 2133, Page 46, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal discription.

Being the same property conveyed to Paul Alexander Hawkins and Priscilla Barnes Hawkins, as husband and wife, by deed from Mercer Lee Adams, Jr, and wife, Sandra M Adams, of record at Instrument Number: 20030403-0043910, Register's Office for Davidson County, Tennessee.

This is improved property known as 2922 Ironwood Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 24th day of September, 2018.

Paul Alexander Hawkins

Paul Alexander Hawkins

Priscilla B Hawkins

Priscilla Barnes Hawkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Alexander Hawkins** and **Priscilla Barnes Hawkins**, the within named bargainors, with 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 at Nashville, Tennessee, this 24th day of September, 2018.

R. Douglas Little

Notary Public

R. DOUGLAS LITTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: February 15, 2021

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.