WARRANTY DEED

Karen Johnson Davidson County
Batch# 237485 **DEEDWARR**
06/03/2019 08:41:47 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190603-0052203

(this space for recording info)

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed and sworn to before me this the 29 day of May, 2019.

NOTARY PUBLIC

My commission expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1069 HAWKINS *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Lynn Hawkins	new owner	
(NAME) 1916 Hawks Nest Dr	(NAME)	098-06-0A-264.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Max Orr**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon Lynn 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 Lot No. 238 on the Plan of Final Plat of Phase Two, Section D, Bridgewater, A Planned Unit Development of record in Plat at Instrument No. 20070419-0047123, 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 the same property conveyed to Max Orr and Betty Orr, husband and wife by Warranty deed from Mary Cathryn Neligan, unmarried of record in Instrument No. 20150430-0038700 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 30, 2015. Betty Orr having since died leaving said property vested in Max Orr.

DESIGNATED as Tax ID: 098-06-0A-264.00-CO

This is
unimproved ☐
improved ☒ property known as 1916 Hawks Nest Dr, Hermitage, TN 37076

(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.

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

B-RA-19-1914

Witness my hand this the 29 day of May, 2019.

Max Orr
Max Orr

STATE OF GA
COUNTY OF Hall

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Max Orr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 29 day of May, 2019.

Notary Public

My Commission Expires: