File: 32077-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 247278 DEEDWARR
06/24/2019 09:47:35 AM 2 pgs
Fees: $13.00 Taxes: $1,349.58

20190624-0060620

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$364,750.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Fitzgerald Smith **Tana Denise Smith**	**OWNER**	**Map 033-13-0-A Parcel 010.00co**
873 Fonnic Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Hawkes and wife, Deborah Hawkes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Fitzgerald Smith and Tana Denise Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Hidden Springs, Phase One, Section Two, of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin Hawkes and wife, Deborah Hawkes, by Deed dated July 30, 2007 from Southern Home Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20070803-0092855, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20050209-0015118, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Hidden Springs Homeowners Association, Inc. and By-Law of Hidden Springs Homeowners Association appended thereto, of record in Instrument No. 20051215-0150527 and amended in Instrument No. 20110429-0032920, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants of Hidden Springs Phase One, Section Two of record in Instrument No. 20050601-0061804, said Register's Office. (4) Easement to Madison Suburban Utility District of record in Book 4507, Page 531, said Register's Office. (5) Stormwater Detention Agreement of record in Instrument No. 20040728-0090336, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **873 Fonnic Drive, Nashville, TN 37207**

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 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 my/our hand(s) this 18th day of **June, 2019.**

Kevin Hawkes

Deborah Hawkes

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, a Notary Public of said County and State, **Kevin Hawkes and Deborah Hawkes,** the within named sellers, 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 MABLETON (City), GEORGIA (State), this 18TH day of **June, 2019.**

Notary Public

(Seal)

J. C. ARMSTRONG NOTARY PUBLIC Exp. Oct. 20, 2020 COBB COUNTY, GA

My Commission Expires: 10/20/2020