Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-483

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF ~~TENNESSEE~~
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2019.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adolf Nakhla	SLOBC Mtg.	163160A17000CO
(NAME)	(NAME)	
5955 Monroe Xing	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Rhonda K. Hawkinson, an unmarried woman, and Allen B. Hawkinson, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Adolf N. Nakhla, a single man hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 308, on the plan of RECORD FINAL PLAT FIRST REVISION OF PHASE 3-A PROVINCETOWN, as shown on plat of record in Instrument 20060907-0110570, a revision of the plan of RECORD FINAL PLAT OF PHASE 3-A PROVINCETOWN, as shown on plat of record in Instrument 20060824-0104715, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rhonda K. Hawkinson, an unmarried woman and Allen B. Hawkinson, a married man, as joint tenants with right of survivorship by Warranty Deed dated 02/05/2007, from Centex Homes, a Nevada General Partnership, of record in Instrument 20070208-0016651, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Instrument 20060824-0104715, amended in Instrument 20060907-0110570, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument 20031119-0168785, supplemented in Instrument 20060825-0105504, together with all amendments thereto' Agreement for Dedication of Easement of record in Book 7306, Page 109, in the Register's Office for Davidson County, Tennessee; Sewer Easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee; Development and Easement Agreement of record in Instrument 20030523-0070692 and Instrument 20031124-0170577, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement of record in Instrument 20060808-0097145, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to the Homeowner's Association of record in Instrument 20060825-0105503, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 280712 DEEDWARR
09/04/2019 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20190904-0089460

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5955 Monroe Xing, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the _____ day of August, 2019 .

Rhonda K Hawkinson
Rhonda K. Hawkinson

Allen B Hawkinson by Rhonda Kay Hawkinson
Allen B. Hawkinson, by Rhonda Kay Hawkinson, his attorney-in-fact
his attorney-in-fact

State of ~~Tennessee~~ Illinois
County of ~~Wilson~~ Stephenson

Sherry L. Brinker

OFFICIAL SEAL
SHERRY L BRINKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/06/2021

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda K. Hawkinson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August, 2019.

Sherry L. Brinker
Notary Public:
My Commission Expires: 7/6/2021

OFFICIAL SEAL
SHERRY L BRINKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/06/2021

State of Illinois
County of Stephenson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Rhonda K. Hawkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Allen B. Hawkinson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument #_____201909040089459_____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of August, 2019.

Sherry L. Brinker
Notary Public

My Commission Expires: 7/6/2021

OFFICIAL SEAL
SHERRY L BRINKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/06/2021

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

