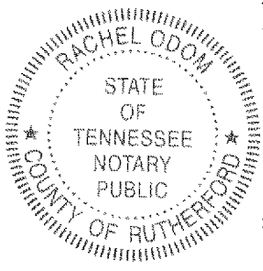
This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-19-5119

Karen Johnson Davidson County
Batch# 289900 DEEDWARR
09/23/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20190923-0096520

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $194,000.00

Alexis J. Pond
Affiant



Subscribed and sworn to before me, this the 20th day of September, 2019

Rachel Odom
Notary Public
My Commission Expires: 5-19-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexis J. Pond 532 Pippin Drive, Nashville, TN 37013	Primary Residential Mortgage, Inc 4800 North 2200 West Salt Lake City, UT 84116	163 02 0B 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Sharon Lynn Hawkins, an unmarried woman and Whitney Graham, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexis J. Pond, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 101, First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown on plat of record in Instrument No. 20050706-0077601, as amended by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and 20050725-0086048, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon L. Hawkins and Whitney Graham, Wife and Husband by Quit Claim Deed from Sharon L. Hawkins, of record in Instrument No. 20130319-0027033, in the Register's Office of Davidson County, Tennessee, dated March 12, 2013 and recorded March 19, 2013.

Being the same property conveyed to Sharon L. Hawkins, unmarried by Warranty Deed from Southern Home Builders, LLC A Tennessee Limited Liability Company, of record in Instrument No. 20070305-0027007, in the Register's Office of Davidson County, Tennessee, dated February 28, 2007 and recorded March 05, 2007.

Whitney Graham joins in this conveyance to convey any marital interest he has in the property based on his marriage to Sharon L. Hawkins.

This is ☑ improved or ☐ unimproved property located at: **532 Pippin Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2019.

GRANTOR:

Sharon Lynn Hawkins

Whitney Graham

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Lynn Hawkins and Whitney Graham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2019.

Notary Public
My Commission expires: 5-19-2020

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

