Karen Johnson Davidson County
Batch# 298468 DEEDWARR
10/09/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191009-0103531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

G-FCR-19-2360

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie Hawkins	New Owner	
(NAME)	(NAME)	**023-00-0-183.00**
2360 Clay Lick Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS S. HURT AND AUTUMN M. HURT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE HAWKINS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the northerly right of way of Claylick Road, said point being 3803 feet northwest of Lickton Pike, and being the southeast corner of the Bruce Tardy property as described in Instrument Number 20010813-0087281, Register's Office for Davidson County, thence with Tardy's East line North 08 degrees 08 minutes 20 seconds East 450.00 feet to an iron rod, thence South 81 degrees 51 minutes 40 seconds East 200.00 feet to an iron rod, thence North 78 degrees 27 minutes 09 seconds East 365.26 feet to an iron rod, thence South 29 degrees 21 minutes 29 seconds West 716.90 feet to an iron rod, thence with the northerly right of way of Claylick Road with a curve to the right having a Delta Angle of 3 degrees 00 minutes 00 seconds, a Radius of 5729.75 feet, an Arc length of 300.00 feet, and a Chord Bearing of North 63 degrees 20 minutes 52 seconds West 299.96 feet to the point of beginning and containing 5.002 acres, more or less.

Being the same property conveyed to Nicholas S. Hurt and Autumn M. Hurt, husband and wife by Warranty Deed from Virginia L. Faddy and Nicholas M. Faddy, wife and husband of record in Instrument No. 20151016-0105314, Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 16, 2015.

This conveyance is subject to:
- Right of Way of Clay Lick Road, aka Claylick Road.
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2360 Clay Lick Road, Whites Creek, Tennessee 37189**.

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), their heirs and 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), 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 the 30th DAY OF SEPTEMBER, 2019.

Nicholas S. Hurt

Autumn M. Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS S. HURT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUTUMN M. HURT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY