Karen Johnson Davidson County
Batch# 301846 DEEDWARR
10/16/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20191016-0106154

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Timothy Hawkins and wife, Kyle Gibson Jones, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Eka Darvill and wife, Kim Barnabas,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee and being parts of Lot Nos 9 and 10 on the Map of George C. Waters' Addition, of record in Book 161, Page 141, Register's Office of Davidson County, Tennessee, described as follows: Beginning at an iron pin in the Northerly margin of Waters Avenue 144 feet East of the Easterly margin of Porter Pike; thence Northerly 160 feet more or less to an iron pin in the South margin of a 12 foot alley 86 feet East of the Easterly margin of Porter Pike; thence Easterly along with the Southerly margin of said alley 60 feet to an iron pin 57 feet West of the Northwest corner of Lot No. 8 on said plan; thence Southerly 160 feet to an iron pin in the North margin of Waters Avenue 58 feet West of the Southwest corner of Lot No. 8; thence along the North margin of Waters Avenue Westerly 70 feet to the point of beginning.

BEING the same property conveyed to Timothy Hawkins and Kyle Gibson Jones by deed dated April 30, 2015 of record in Instrument No. 20150519-0045765, Register's Office of Davidson County, Tennessee.

Map & Parcel: 83-7-0-17

Property Address: 3 Waters Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of October, **2019.**

Timothy Hawkins

**Timothy Hawkins**

Kyle Gibson Jones

**Kyle Gibson Jones**

STATE OF **TENNESSEE**

COUNTY OF Marshall

Personally appeared before me, the undersigned, **Timothy Hawkins and Kyle Gibson Jones,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of **October, 2019.**

Notary Public

My commission expires:
**February 28, 2022**

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer ~~or value of the property transferred~~, whichever is greater is $ 495,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, **2019.**

Notary Public

My commission expires:
7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW PROPERTY OWNERS:

**Eka T. Darvill and Kim Barnabas**

**3 Waters Avenue**

**Nashville, TN 37206**

PERSON(S) RESPONSIBLE FOR TAXES:

owners at property address

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21