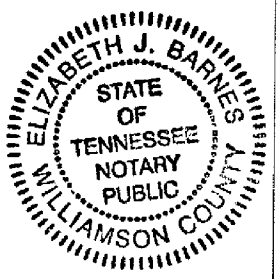
Karen Johnson Davidson County
Batch# 340769 DEEDWARR
01/09/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20200109-0003141

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dewitt Clinton Dawkins, IV	Same	129 04 0 011.00
(NAME)	(NAME)	
120 Vossland Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph K. Hach and wife, Sally C. Hach**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dewitt Clinton Dawkins, IV, a married man**, 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 plan of Harding Woods as of record in Book 2900 page 115, Register's Office for said County. Said Lot No. 10 fronts 198.0 feet on the northeasterly side of Vossland Drive and extends back 278.0 feet on the northeasterly line and extends back 305.0 feet on the southerly line to a dead line measuring 227.3 feet thereon.

Being the same property conveyed to Joseph K. Hach and wife, Sally C. Hach by General Warranty Deed from Frank Grace, Jr. and wife Karol F. Grace dated April 27, 2001 and recorded April 27, 2001 as Instrument No. 20010427-0042858, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 120 Vossland Dr., Nashville, TN 37205

File Number: GRN-1913170SSO

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. 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 our hands this 8th day of January, 2020

Joseph K. Hach

Sally C. Hach

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph K. Hach and wife, Sally C. Hach, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1913170SSO

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY