Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0112



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2020

Notary Public

Commission Expires: 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hawk Holdings LLC 8161 Highway 100 Suite 244 Nashville, TN 37221	Hawk Holdings LLC 8161 Highway 100 Suite 244 Nashville, TN 37221	084-01-0-032

Karen Johnson Davidson County
Batch# 353382 DEEDWARR
02/04/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200204-0013121

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donna Walls, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hawk Holdings LLC, a Tennessee Limited Liability Company

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. 414 on the Plan of Dugger Heights, Section IV of record in Plat Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 414 fronts 136 feet on the Southerly side of Carter Street and extends back between lines measuring 189 feet on the Easterly line and 118 feet on the Westerly line to a line in the rear measuring 153.4 feet, thereon.

Being the same property conveyed to Donna Walls by Special Warranty deed from Robert Webb, Executor of the Estate of Addie Lovie Glymp, Sumner County Probate Case No. 2006P-3, pursuant to the Last Will and Testament of said Addie Lovie Glymp of record in Instrument No. 20060814-0099359 Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 14, 2006.

Donna Walls, hereby affirms that she and her spouse never resided in the above described property and said property was never used as their primary place of residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2610 Carter Avenue, Nashville, TN 37206

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

Dated this the 3rd day of February, 2020.

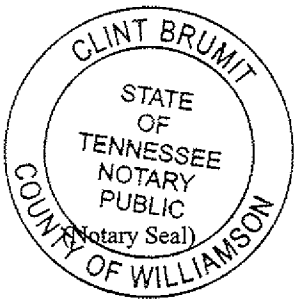
Donna Walls

Donna Walls

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal at Hendersonville Tennessee this 3rd day of February, 2020.



Clint Brumit

Notary Public
My Commission Expires: 11/19/23

True Copy Certification

I, **Jennifer Pennell**, 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.

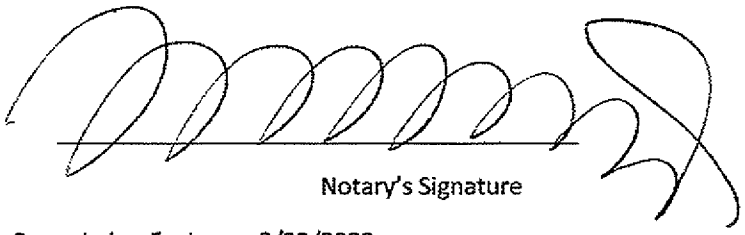


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

