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WARRANTY DEED

Karen Johnson Davidson County
Batch# 356863 DEEDWARR
02/12/2020 08:04:21 AM 2 pgs
Fees: $13.00 Taxes: $1,108.15

20200212-0015815

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hawkins Enterprises, LLC	Hawkins Enterprises, LLC	09111020100
(NAME)	(NAME)	
514 Waxwood Drive	514 Waxwood Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Albert L. Fendley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hawkins Enterprises, LLC,** 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 the Westerly 17 1/2 feet of Lot No. 1108 and all of Lot No. 1110 of Block 158, Plan No. 1, West Nashville, as of Record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1108 and Lot No. 1110 front together 42 1/2 feet on the Southerly side of Indiana Avenue and extend back between parallel lines 150 feet to an Alley.

Being the same parcel conveyed to Albert L. Fendley from Betty Hudgins, Wanda Nickens and Douglas Hightower, Mary Lou Parker and James Parker, by virtue of a Deed dated 04/11/2007, recorded 04/19/2007, as Instrument No. 20070419-0047041, County of Davidson, State of Tennessee.

unimproved ☐

This is improved ☑ property, known as 5205 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

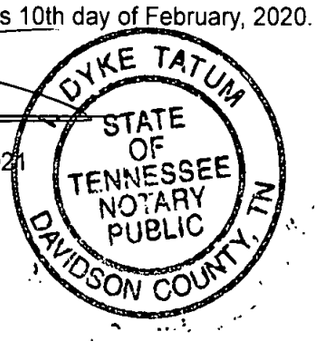
Witness my/our hands this 10th day of February, 2020.

Albert L. Fendley

State of Tennessee
County of Davidson

On this 10th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Albert L. Fendley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 10th day of February, 2020.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Hawkins