WARRANTY DEED

Karen Johnson Davidson County
Batch# 367431 DEEDWARR
03/05/2020 09:06:39 AM 2 pgs
Fees: $13.00 Taxes: $1,565.10

20200305-0024591

Y-C-20-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 3, 2021

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)
Alexander Kozakiewicz and Jan Van Hasselt	NEW OWNER	
(NAME)	(NAME)	**133-02-0-400.00**
310 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOSH RAY HAWK AND ASHLEY DIANE HAWK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER KOZAKIEWICZ AND JAN VAN HASSELT,** 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, being Lot No. 16 on the Plan of W.G. Thuss' Subdivision of record in Plat Book 547, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Infinium Builders, LLC by Warranty deed from Ceele Dennis, unmarried of record in Instrument No. 20170209-0013608 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 09, 2017.

Being the same property conveyed to Josh Ray Hawk and Ashley Diane Hawk, husband and wife by Warranty deed from Infinium Builders, LLC of record in Instrument No. 20181219-0123511 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 19, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 7, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 16, Page 311, as amended in Book 846, page 518, Register's Office for Davidson County, Tennessee.
- Consent Judgment of record in Book 4425, Page 53, in the Register's Office for Davidson County, Tennessee.
- Public Right of Way of record in Instrument Number 20170815-0083663, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 Antioch Pike, Nashville, Tennessee 37211**.

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.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2020.

Josh Ray Hawk

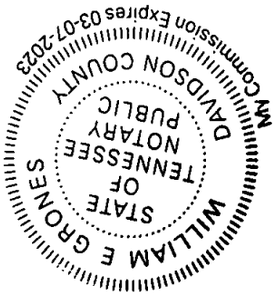
Ashley Diane Hawk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH RAY HAWK, 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 2nd of March, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DIANE HAWK, 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 2nd of March, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

