This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $489,900.00.

Affiant

Subscribed and sworn before me this the 15th day of May, 2020.

Notary Public
My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 403910 DEEDWARR
05/20/2020 03:21:44 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20200520-0052576

WARRANTY DEED

Address of New Owner:
Austin Hawkins and Perry Hawkins
4010 Burrus Street
Nashville, TN 37216

Send Tax Bill to:
NEW OWNER

Tax Information:
061-11-0 322.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RADAMES RODRIGUEZ AND KRISTAN RODRIGUEZ A/K/A KRISTAN HENSLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AUSTIN HAWKINS, UNMARRIED, AND PERRY HAWKINS, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31B on the Plan of Final Plat of 1000 Virginia Ave. of record in Instrument No. 20140523-0044635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kristan Hensley and Radames Rodriguez, wife and husband, by deed from Crystal Sea, Inc., a Tennessee corporation, dated 04/10/2015, of record in Instrument No. 20150414-0032735, said Register's Office.

The said Kristan Rodriguez and Kristan Hensley are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4010 Burrus Street, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW SB TRG 20 4010

Witness my hand this the 15 day of May, 2020.

Radames Rodriguez by Jenny West
Radames Rodriguez
BY: Jenny West as Attorney-in-Fact Attorney in fact

Kristan Rodriguez by Jenny West
Kristan Rodriguez a/k/a Kristan Hensley
BY: Jenny West as Attorney-in-Fact Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West 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 in behalf of Radames Rodriguez by Specific POWER OF ATTORNEY dated 5/11/2020, and who acknowledged that he executed the same as the free act and deed of Radames Rodriguez.

Witness my hand and official seal this 15 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West 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 in behalf of Kristan Rodriguez a/k/a Kristan Hensley by Specific POWER OF ATTORNEY dated 5/11/2020, and who acknowledged that he executed the same as the free act and deed of Kristan Rodriguez a/k/a Kristan Hensley.

Witness my hand and official seal this 15 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022