Karen Johnson Davidson County
Batch# 423748 DEEDWARR
06/23/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200623-0067681

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527233

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Melanie Ann Hawkins
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2020.

Notary Public
My Commission Expires: 5.2.22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Blake Hawkins and Melanie Ann Hawkins 423 Wauford Drive Nashville TN 37211	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	Tax Parcel ID No. 147 01 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Y. Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Blake Hawkins and Melanie Ann Hawkins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 518 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 518 fronts 84.9 feet on the Southwesterly side of Wauford Drive and runs back 243.1 feet on the Northwesterly line and 234.34 feet on the Southeasterly line to a dead line in the rear on which it measures 85.3 feet.

Being the same property conveyed to Rebecca Y. Harris, by Warranty Deed from Katherine N. Mason, unmarried, of recorded in Instrument No. 20170802-0078424, in the Register's Office of Davidson County, Tennessee, dated August 1, 2017 and recorded on August 2, 2017.

The signature of Rebecca Y. Harris is signed by her duly appointed Attorney-in-Fact, Dorothy Leonhardt, pursuant to the Power of Attorney of record in Instrument No. _202006230067680_____, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Nine Caldwell Hall, as recorded in Plat Book 3300, Page(s) 25.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2020.

Rebecca Y Harris, by Dorothy Leonhardt, Attorney In Fact

Rebecca Y. Harris
By: Dorothy Leonhardt, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Leonhardt, 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, and who further acknowledged that she is the Attorney-in-Fact for Rebecca Y. Harris and that she is authorized by Rebecca Y. Harris to execute this instrument on her behalf.

WITNESS my hand, at office, this 22nd day of June, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY