THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20052743O**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2020. Notary Public My Commission Expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Karen Johnson Davidson County
Batch# 425698 DEEDWARR
06/25/2020 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20200625-0068579

WARRANTY DEED

Address New Owner: Courtney Hawkins and Marcus Hawkins 7044 Oak Brook Terrace Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 10 0A 120.00

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, **Timothy D. Harmon and Shannon D. Harmon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Hawkins and Marcus Hawkins, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 326, on the Plan of Phase Three, Autumn Oaks Subdivision, as shown on plat of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy D. Harmon and Shannon D. Harmon, Husband and Wife, by Warranty Deed from David J. Julson-Rieley, now known as David J. Rieley, married, of record in Instrument No. 20160725-0076434, in the Register's Office of Davidson County, Tennessee, dated July 11, 2016 and recorded on July 25, 2016.

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 PHASE THREE, AUTUMN OAKS SUBDIVISION, as recorded in Plat Instrument No. 20031029-0159380.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY AUTUMN OAKS, as recorded in Plat Book 6900, Page(s) 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, as Amended in Instrument Nos. 20030513-0064238, 20101206-0096935 and Resolution in Instrument No. 20100414-0028160.

Easement for Right-of-Way, recorded in Book 2245, Page 271; Book 4240, Page 667 and Book 6968, Page 25.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196 and Book 9343, Page 199.

Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

Easement recorded in Book 261, Page 284; Book 7515, Page 298; Book 6704, Page 397; Book 6704, Page 405; Book 3376, Page 239 and Instrument Nos. 20020826-0103047 and 20020918-0113710.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970 and Instrument Nos. 20030110-0004645; 20040128-0010895 and 20050222-0018903.

Notice of Acceptance of Public Infrastructure as set forth in instrument recorded in Instrument No. 20101207-0097319.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20030122-0009191.

Easement for the flow of the waters of the unnamed stream and the rights of the public therein.

This is improved property located at 7044 Oak Brook Terrace Brentwood TN 37027

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 9th day of June, 2020.

Timothy D. Harmon

Shannon D. Harmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy D. Harmon and Shannon D. Harmon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th 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

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22

Hollingshead & Associates
7000 Executive Center Dr. #125
Brentwood, TN 37027
(615) 549-1933