Karen Johnson Davidson County
Batch# 450160 DEEDWARR
08/05/2020 08:13:29 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200805-0086464

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2019-1646

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of July, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Che B. Mock 1411 A Hawkins Street Nashville, TN 37203	NEW OWNER	093130Z00300CO

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, I/we, **Hawkins Street Holding and Development, LLC Series A**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Che B. Mock**, hereinafter called the Grantee(s), their heirs 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 the Easterly part of Lot No.48 on the Plan of Sigler's Addition to Nashville as of record in Plan Book 1, Page 4, Chancery Court at Nashville, described according to a survey prepared by Barge, Wagoner & Engineers, dated June 30, 1969, as follows;

Beginning at an iron pin in the southerly margin of Hawkins Street, 129.9 feet west of 14th Avenue South; thence leaving said Street, south 9 degrees 19' west 205 feet to an iron pin in the northerly margin of an alley; thence with said alley, north 82 degrees 07' east 33.3 feet to the point of beginning.

BEING PART OF the same property conveyed to Hawkins Street Holding & Development, LLC Series A by Special Warranty Deed from Reginald U. Burney of record as Instrument No. 20160803-0080171, Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 3, 2016.

( ) unimproved
This is (X) improved property known as 1407 Hawkins Street, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 20th day of July, 2020.

Daphne B Stowe

Hawkins Street Holding and Development, LLC Series A, By: Daphne Stowe, successor to Reginald Burney aka, Klarahson Izzrich

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Daphne Stowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be successor to Reginald Burney aka, Klarahson Izzrich (or other officer authorized to execute the instrument) of Hawkins Street Holding and Development, LLC Series A, the within named bargainor, and that such successor to Reginald Burney aka, Klarahson Izzrich or officer as such successor to Reginald Burney aka, Klarahson Izzrich, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Hawkins Street Holding and Development, LLC Series A, as successor to Reginald Burney aka, Klarahson Izzrich.

Witness my hand and seal this 20th day of July, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County