WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-PR-20-2217

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 467211 **DEEDWARR**
08/31/2020 02:20:10 PM 2 pgs
Fees: $13.00 Taxes: $1,303.88

20200831-0098675

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Louis Amezquita	**Bank of America, N.A.**	
(NAME)	(NAME)	**081-02-0F-001.00-CO**
2217 24th Avenue N	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Fort Worth, TX 76155**	
(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, **WILL CARLTON HAWES, III, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOUIS AMEZQUITA, UNMARRIED,** 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:

Being Unit 2217 on the Plan of the Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160107-0001837, Register' s Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" and said Declaration appearing in instrument No. 20160107-0001837, and Bylaws appended thereto as Exhibit " C' , said Register' s Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Will Carlton Hawes, III, unmarried by Warranty deed from TBC Development, a Tennessee Limited Liability Company of record in Instrument No. 20170526-0052719 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 26, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160107-0001837, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160107-0001836, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Drainage of record in Book 4070, Page 664, 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: **2217 24th Avenue N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2020.

Will Carlton Hawes, III by Laura Mitchell, Attorney-in-fact
Will Carlton Hawes, III by Laura Mitchell as 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILL CARLTON HAWES, III, and who acknowledged he/she/they executed the same as the free act and deed of the said WILL CARLTON HAWES, III.

Witness my hand and official seal, this the 27th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212