Karen Johnson Davidson County
Batch# 478179 DEEDWARR
09/18/2020 08:02:32 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40
20200918-0106909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NANCY WILKENS TENNESSEE NOTARY PUBLIC My Comm Exp. January 3, 2022 COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $532,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2020.

Notary Public

My commission expires: 1/3/2022.

THIS INSTRUMENT PREPARED BY
Mychal, James & Kade LLC
6020 Woodland Hills Drive
Nashville, Tennessee 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel numbers:
Mychal, James & Kade LLC	SAME as New Owner(s)	172-06-0A-031.00OC
6020 Woodland Hills Drive		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Tim J. Hawbaker and Veronica L. Hawbaker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mychal, James & Kade LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Final Plat of Mountain View, Section 1, Revision 1, of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Tim J. Hawbaker and Veronica L. Hawbaker by Warranty Deed from Centex Homes, a Nevada general partnership, dated January 26, 2001, of record in Instrument No. 20010130-0009005, Register's Office for Davison County, Tennessee.

This conveyance is subject to the following: The current year's property taxes have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 562 and 563; restrictions of record in Book 10053, page 239 and amended in Book

10496, page 311 and Book 10919, page 327; by-laws of record in Book 10496, page 391; charter of record in Book 10496, page 380; dedication of common areas in Book 10929, page 984; all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6020 Woodland Hills Drive, Nashville, Tennessee 37211.

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 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 GRANTEES, 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 our hands this 14th day of September, 2020.

Tim J. Hawbaker

Veronica L. Hawbaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tim J. Hawbaker and Veronica L. Hawbaker, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 14th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 1/3/2022

NANCY WILKENS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 3, 2022
COUNTY OF DAVIDSON