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

CRT File No. 200930323

Karen Johnson Davidson County
Batch# 496936 **DEEDWARR**
10/16/2020 10:48:44 AM 2 pgs
Fees: $13.00 Taxes: $2,083.10

20201016-0120624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $563,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Adam Hawk 2802 Paden Drive, Unit B Nashville TN 37206	New Owner	Tax Parcel ID No. 083-15-0E-002.00 CO

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, **Joshua Taylor Martin and April Huff, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Adam Hawk, an unmarried man**, ("Grantee"), his 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 Unit No. B on the plan of 2802 Paden Drive Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 2802 Paden Drive Townhomes, a Horizontal Property Regime with Private Elements of record in instrument No. 20160520-0050610, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOSHUA TAYLOR MARTIN and APRIL HUFF, HUSBAND AND WIFE , by deed from DAY TO DAY REAL ESTATE, LLC, of record in Instrument No. 20170802-0078586, dated August 1, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 083-15-0E-002.00 CO.

Matters shown on the Plan of record in Plat Book 2900, page 40, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160520-0050610, said Register's Office.

This is improved property located at 2802 Paden Drive, Unit B Nashville TN 37206

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 14th day of October, 2020.

Joshua Taylor Martin

April Huff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Taylor Martin and April Huff, 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 14th day of October, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINCAREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES