Karen Johnson Davidson County
Batch# 536230 DEEDWARR
12/17/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20201217-0149095

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131665**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $517,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2020. Notary Public My Commission Expires: 9-2-2024

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: Brent Wayne Hawkins and April Sunshine Hawkins 5105 Cochran Drive Nashville TN 37220	Send Tax Bills To: F & M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 147 13 0 022.00

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, **Jonathan Buntin and Katherine Buntin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Wayne Hawkins and April Sunshine Hawkins, husband and wife**, ("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. 1047 on the Plan of Brentwood Hall, Section 14, of record in Book 2663, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jonathan Buntin and Katherine Buntin, husband and wife, by Quitclaim Deed from Jonathan Buntin, married, of record in Instrument No. 20151208-0123323, in the Register's Office of Davidson County, Tennessee, dated December 07, 2015, and recorded on December 08, 2015.

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 2021 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 Brentwood Hall, Section 14, as recorded in Plat Book 2663, Page(s) 129.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2905, Page 287.

This is improved property located at 5105 Cochran Drive Nashville TN 37220

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 15th day of December, 2020.

Katherine Buntin

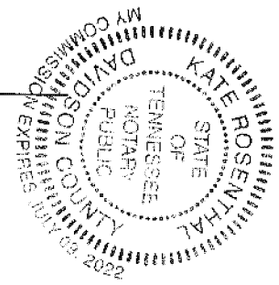
Jonathan Buntin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Buntin and Jonathan Buntin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

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

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

