WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2020.

Notary Public

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

MY COMMISSION EXPIRES:

W-BR-20-402B

(Al

Karen Johnson Davidson County
Batch# 539622 DEEDWARR
12/21/2020 02:34:28 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20201221-0151404

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L. Boxwell Hawkins Family Trust	new owner	
(NAME)	(NAME)	**104-13-0I-002.00-CO**
402 B Bowling Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BRIAN NELSON SALISBURY AND WIFE, EZSTER SZENTIRMAI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE HAWKINS GARNER, PAMELA HAWKINS DAUGHERTY, AND PAMELA M. HAWKINS, TRUSTEES OF THE L. BOXWELL HAWKINS FAMILY TRUST, DATED MARCH 11, 2015,** 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:

Land in Davidson County, Tennessee, being Unit No. 402-B, together with the appurtenant interest in the common elements of Valley Oak, a horizontal property regime established by Master Deed, of record in Book 11653, page 570, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision Lot Nos. 2, 3, 4 and 7 Bellwood, of record in Book 9700, page 646, as amended in Instrument No. 20201009-0117876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Nelson Salisbury and wife, Ezster Szentirmai by Warranty Deed from Cornerstone Investments, Inc of record in Instrument No. 20150518-0045513 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 18, 2015 and Affidavit of Scriveners Error recorded on September 04, 2015, in Instrument No. 20150904-0090218.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 646, Register's Office for Davidson County, Tennessee.
- A certain condominium located in Davidson County, Tennessee, being Unit No. 402B of Valley Oak, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Valley Oak of record in Book 11653, Page 570, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20201009-0117876, 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: **402 B Bowling Ave., Nashville, Tennessee 37205**.

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 10th DAY OF DECEMBER, 2020.

Brian Nelson Salisbury

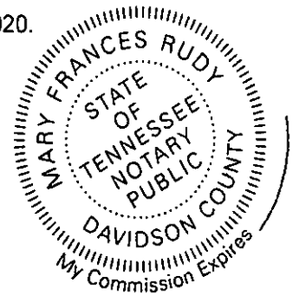
Eszter Szentirmai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN NELSON SALISBURY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESZTER SZENTIRMAI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212