WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-9740-TC

Karen Johnson Davidson County
Batch# 549620 DEEDWARR
01/08/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,151.55
20210108-0003615

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $581,500.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 4th day of January, 2021.

Notary Public
My Commission Expires: 9/16/21

2020-747

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Hawn and Kathryn Hawn	FirstBank	
1111 Gartland Avenue	722 Columbia Avenue	083-09-0-047.00
Nashville, TN, 37206	Franklin, TN 37064	

WARRANTY DEED

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

John B. Bassel, Jr. and wife, Barbara N. Bassel,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Hawn and Kathryn Hawn, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being The Easterly 5 feet of Lot No. 16 and all of Lot No. 17 on the Plan of "Bellview" Judge B. D. Bells's Addition "Eastland" of record in Plat Book 332, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No.16 and all of Lot No. 17 front together 55 Feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John B. Bassel, Jr. and wife, Barbara N. Bassel by Warranty deed from Robert S. Perry, unmarried of record in Instrument No. 20110427-0032259 Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 27, 2011.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1111 Gartland Avenue, Nashville, TN 37206.**

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, their heirs and assigns, forever; and we do covenant with 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 4th day of January, 2021.

John B. Bassel, Jr.

Barbara N. Bassel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM