WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant Maddox and Veronica Maddox	new owners	091111F00100CO
(NAME)	(NAME)	
5205 A Indiana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 577753 **DEEDWARR**
02/24/2021 01:56:15 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210224-0023140

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hawkins Enterprises, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grant Maddox and Veronica Maddox, husband and wife,** 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:

Being **Unit A** as shown on Exhibit "B" of the Declarations and Covenants, Conditions and Restrictions for 5205 Indiana Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200224-0020024, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete legal description.

Being part of the same property conveyed to Hawkins Enterprises, LLC by deed dated February 10, 2020 from Albert L. Fendley of record in Instrument No. 20200212-0015815, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5205 A Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Inst. No. 20200224-0020024, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-BMR-21-5205A

Witness my/our hands this 17th day of February, 2021.

Hawkins Enterprises, LLC

By: I. Dyke Tatum, Authorized Agent Date 2/17/21

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Hawkins Enterprises, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 17th day of February, 2021.

Notary Public
My Commission Expires: 9-6-2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 21-Maddox