File 34405-8

BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601689 DEEDWARR
03/29/2021 09:40:19 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210329-0040595

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/4/2021

(AFFIX SEAL)

SHERRY LEE FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abhijit Shimpi	SWBC Mortgage Corp.	109 04 0A 045.00
(NAME)	(NAME)	
2204 Chance Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Corey Hawkins and Carrie Hawkins, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abhijit Shimpi and Ozma A. Khan, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Towering Oaks, Phase One, as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Corey Hawkins and Carrie Hawkins, husband and wife by Cash Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C, dated 05/28/2014 and recorded 06/02/2014, of record in Instrument 201406020046938, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Instrument 200711270137704; Covenants, conditions, easements and restrictions recorded in Instrument 200912150114266; Easement Agreement and Restrictions as set forth in Instruments of record in Instrument No. 200102050010996, Instrument No. 200410260128530, Instrument No. 200506150068192 and Instrument No. 200706010065248; Storm Water Detention Agreement of record in Instrument 200706010065248; Access Easement Agreement of record in Instrument 00508310104488; and Quitclaim Deed to Towering Oaks Homeowner's Association of record in Instrument 201910300111564 all of record Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2204 Chance Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of March, 2021.

Corey Hawkins

Carrie Hawkins

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Corey Hawkins and Carrie Hawkins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2021.

Notary Public

My Commission Expires: 3.17.21

WILSON COUNTY * TRACEY TRUMPHOUR * NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1150327
Warranty Deed TN