Karen Johnson Davidson County
Batch# 891985 DEEDWARR
07/21/2022 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220721-0083697

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($500,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MATTHEW L. HAWKINS AND WIFE, KIMBERLY A. HAWKINS, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto CALEB MILLS AND, HANNAH MILLS, HUSBAND AND WIFE , their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Being Lot No. 96, on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew L. Hawkins and Kimberly A. Hawkins, husband and wife, by Quitclaim Deed from Kim Blair, now known as Kimberly A. Hawkins, married, dated April 18, 2017 of record in Instrument Number 20170426-0040705, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of WestFall Drive.

2. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, First Amendment of record in Instrument Number 20020424-0050565, Second Amendment of record in Instrument Number 20040430-0049313, Third Amendment of record in Instrument 20040506-0051985, Fourth Amendment of record in Instrument 20050308-0025001, Fifth Amendment of record in Instrument 20060320-0031638, Sixth Amendment of record in Instrument 20061103-0136691, Seventh Amendment of record in Instrument 20061214-0154502, in Register's Office of Davidson County.

3. Subject to all matters as shown on plat of record in Instrument Number 20010026-00117231, in the Register's Office of Davidson County, Tennessee.

4. Easement in favor of TVA of record in Volume 4205, Page 194, and Volume 4226, Page 715, in the Register's Office of Davidson County, Tennessee.

5. Grant of Transmission Line Easement of record in Volume 4230, Page 987, in the Register's Office of Davidson County, Tennessee.

6. Grant of Transmission Line Easement of record in Volume 4257, Page 647, in the Register's Office of Davidson County, Tennessee.

7. Easement in favor of Harpeth Valley Utilities District of record in Book 7526, Page 315 and Book 7526, Page 318, Book 7526, Page 324 and Instrument 20021125-0145984, in the Register's Office of Davidson County, Tennessee.

8. Landscape Agreement of record in Instrument 20010919-0101280 and Instrument 20061103-0136691, in the Register's Office of Davidson County, Tennessee.
9. Declaration of Road and Utility Access Easement of record in Instrument 20010706-0072536, in the Register's Office of Dickson County, Tennessee.

10. Stormwater Detention Agreement of record in Instrument 20021119-0143687, Instrument 20010919-0101279, Instrument 20040826-0103240, and Instrument 20040318-0030734, in the Register's Office of Davidson County, Tennessee.

11. Easement and Rights of Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office of Davidson County, Tennessee.

12. Easement in favor of Tennessee Electric Department of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of July, 2022.

MATTHEW L. HAWKINS

KIMBERLY A. HAWKINS

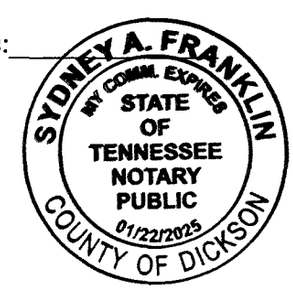
STATE OF TENNESSEE
COUNTY OF DICKSON

On this 20th day of July, 2022, before me personally appeared MATTHEW L. HAWKINS and KIMBERLY A. HAWKINS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 20th day of July, 2022.

NOTARY PUBLIC

My commission expires:



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of July, 2022.

SYDNEY A. FRANKLIN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
01/22/2025
COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires: _____

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Map & Parcel No: 126 16 0A 096.00

ADDRESS OF NEW OWNERS
CALEB MILLS and HANNAH MILLS
6516 Westfall Dr.
Nashville TN 37221
SEND TAX BILLS TO:
New Owner

Certificate of Authenticity

I, Mark B. Leedom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/20/22.

Date

Affiant Signature

7/20/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of July, 2022.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY