WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID ROETGER NOTARY PUBLIC AT LAR... DAVIDSON CO... TENN. ...EPT. ...2005

Davidson County DEEDWARR
Recvd: 12/11/02 09:10 2pgs
Fees:13.00 Taxes:321.90

20021211-0152558

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan S. Gill	FIRST HORIZON HOME LOAN	Map 107.05, 61.00
(NAME)	(NAME)	
1917 Dobbs Avenue	5775-E GLENRIDGE DRIVET STE. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	ALANTA GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kathy Lynne Harmon Sawyer, Married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan S. Gill, unmarried , 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 Lot No. 89 on the Plan of Bel-Air, Section I, as shown by plat of record in Plat Book 2900, page 27 and 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kathy Lynne Harmon Sawyer, Married by deed from Jerry M Shearon and Glenda T Shearon, his wife of record in Deed Book 7462, page 41, Register's Office for said County.

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

Michael Keith Sawyer joins in this conveyance to convey any and all rights his may have in this property.

unimproved ☐

This is improved ☒ property, known as 1917 Dobbs Avenue, Nashville, TN 37217

(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.

Witness my/our hand(s) this 4th day of December, 2002.

Kathy Lynne Harmon Sawyer

Kathy Lynne Harmon Sawyer

Michael Keith Sawyer

Michael Keith Sawyer

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 Kathy Lynne Harmon Sawyer and Michael Keith Sawyer the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/4/2002

My Commission Expires: 1-23-06

Notary Public

File Number2211183

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WILSON