(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/03 14:23 2pgs
Fees:13.00 Taxes:493.58

20030409-0047464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 4/2/03

Notary Public

MY COMMISSION EXPIRES: Mar 28, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Clemons	ERA Mortgage	149-2B-24
(NAME)	(NAME)	
656 Picadilly Row	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mount Laurel, NJ 08054	
(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, Scott Sawyer and Mignonne Sawyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Clemons, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Scott Sawyer and wife, Mignonne M. Sawyer, by deed of record in Book 10503, Page 303, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of J. Scott Sawyer by Mignonne M. Sawyer as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030409-0047463, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 656 Piccadilly Row, Antioch, TN 37013
(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.

J Scott Sawyer by MSawyer atty in fact

Scott Sawyer

Mignonne 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 Mignonne M. Sawyer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 4th day of April, 2003, before me personally appeared Mignonne M. Sawyer, the person who executed the foregoing instrument on behalf of J. Scott Sawyer and who acknowledged that she executed the same as the free act and deed of the said J. Scott Sawyer, through Power of Attorney granted she by the said J. Scott Sawyer.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2003.

Commission expires: May 28, 2006

VICTORIA HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public