Davidson County DEEDWARR
Recvd: 06/30/06 11:51 2 pgs
Fees:13.00 Taxes:795.13

20060630-0078497

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Lydia A Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2006.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: .9/30/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
LydiaA.Jones	Lydia A. Jones	104-06-0 N
404 Rose Hall	2608 Essex Place	GROUP
Nashville, Tennessee 37212	Nashville, TN 37212	PARCEL 404.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand Nine Hundred Dollars and Zero Cents ($214,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert C. Sawyer and wife, Deborah J. Sawyer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lydia A. Jones and husband, Owen D. Jones, 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 No. 404 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert C. Sawyer and wife, Deborah J. Sawyer, by deed dated August 8, 2002, from Linda O. Ford, unmarried, of record as Instrument No. 20020812-0097184 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 404 Rose Hall, Nashville, Tennessee 37212

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 our hands this 24 day of June, 2006.

Robert C. Sawyer

Deborah J. Sawyer

STATE OF MICHIGAN)

COUNTY OF Livingston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Sawyer and Deborah J. Sawyer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2006.

Sylvia Parsons
Notary Public

My commission expires: 11/20/2006

SYLVIA PARSONS
NOTARY PUBLIC LIVINGSTON CO., MI
MY COMMISSION EXPIRES 11/20/2006