File No. 271101098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/07 11:16 2 pgs
Fees:13.00 Taxes:906.50

20071219-0145595

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services
David Kious, Attorney at Law
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Jones	Taylor, Bean & Whitaker Corp.	127-00-0-280.00
(NAME)	(NAME)	
8101 Highway 70 S.	1417 North Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Ocala FL 34475	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Pamela J. Sawyer and a/ka/ Pamela Sawyer Roberts and Darryl Keith Roberts, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Jones**, HEREINAFTER CALLED THE GRANTEE, His 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. 3, on the Plan of Second Revision to the Final Plat of Anna Rebecca Estates, of record in Plat Book 9700, Page 273, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela J. Sawyer and a/ka/ Pamela Sawyer Roberts and Darryl Keith Roberts, wife and husband, by Warranty Deed, dated June 13, 1997, as of record in Book 10494, Page 919, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. 2007 Real property taxes have been prorated between the parties as of the date of this instrument. (2) All matters shown on the plan of record in Plat Book 9700, Page 273; and any and all matters of record, all in the 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 ☒ property, known as 8101 Highway 70 S., Nashville, TN 37221
(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, His heirs and assigns forever; and we do covenant with the said GRANTEE 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, His 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 hands this 12th day of December, 2007.

Pamela J. Sawyer a/k/a Pamela Sawyer Roberts

Darryl Keith Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Pamela J. Sawyer and Darryl Keith Roberts, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of December, 2007.

Commission expires: 1-10-10



Notary Public

File Number: 271101098

RETURN TO:

Southern Title Services
8119 Isabella Lane, Suite 104
Brentwood, TN 37027