BILL GARRETT, Davidson County
Trans:T20090041690 DEEDWARR
Recvd: 06/23/09 08:43 2 pgs
Fees:13.00 Taxes:913.90
20090623-0058185

WARRANTY DEED

CHARLES A. SULLIVAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

RW-09-911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron L. Scott	Regions Mortgage	
911 Woodmont Blvd	2050 Parkway Office Circle	
Nashville, TN 37204	Birmingham AL 35244	118-9-228.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT CHRISTOPHER HERBERT SAWYER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON L. SCOTT AND WIFE, TRISHA SCOTT, hereinafter called the Grantee(s), their heirs and assigns, that 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 THE FIRST ADDITION, WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 974, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, WHICH IS A SUBDIVISION OF AN UNNUMBERED TRACT AND PART OF A CLOSED STREET SHOWN ON THE MAP OF WOODMONT BOULEVARD, SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODMONT BOULEVARD, THE COMMON CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 215.8 FEET TO A POINT; THENCE SOUTHWESTERLY 30 FEET TO A COMMON CORNER OF LOTS NOS. 3 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 110 FEET TO THE COMMON CORNER OF LOTS NOS. 3 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 110 FEET TO THE COMMON CORNER OF LOTS NOS. 3, 4 AND 5, AT A CONCRETE MONUMENT; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 3 AND 4, NORTHERLY 146 FEET TO THE SOUTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF SAME, EASTERLY 85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT CHRISTOPHER HERBERT SAWYER, UNMARRIED BY WARRANTY DEED FROM JAMES W. BILYEU AND WADEAN H. BILYEU, MARRIED, RECORDED ON THE 23RD DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040323-0032540, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Claire G. Sawyer joins in the execution of this instrument for the purpose of conveying any/all interest shaw may have in subject property by virtue of her marriage to Robert Christopher Herbert Sawyer.

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

unimproved ( )
This is improved (X) property, known as 911 Woodmont Blvd, Nashville, Tennessee 37204
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 29th day of May, 2009.

Robert Christopher Herbert Sawyer

Claire G. Sawyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Christopher Herbert Sawyer and Claire G. Sawyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2009.

Notary Public
My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530