AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

G-VRE-09-881

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Nicholas Green
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine E. Griffith	Suntrust Mortgage (NAME)	
881 Beech Bend	P.O. Box 79041 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	156-2-137.00

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, I/we SEAN SAWYER AND WIFE, CHRISTIE SAWYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE E. GRIFFITH, UNMARRIED, 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 645, HARPETH WOODS SECTION OF HARPETH VALLEY PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 111, AMENDED IN BOOK 5051, PAGE 89, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SEAN SAWYER AND WIFE, CHRISTIE SAWYER BY WARRANTY DEED FROM LORI D. DRUEN AND HUSBAND, WILLIAM D. DRUEN, RECORDED ON THE 1ST DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041201-0142646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4860, PAGE 11; BOOK 5051, PAGE 89; BOOK 5051, PAGE 92; BOOK 5197, PAGE 123; AND BOOK 5228, PAGE 718, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

unimproved ( )

This is improved (X) property, known as 881 Beech Bend, Nashville, Tennessee 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(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.

BILL GARRETT, Davidson County
Trans:T20090064599 DEEDWARR
Recvd: 09/22/09 10:20 2 pgs
Fees:13.00 Taxes:673.40
20090922-0088140

Witness my/our hand(s) this 18th day of September, 2009.

Sean Sawyer

Christie Sawyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Sawyer and Christie 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 18th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903