File No. 91148a

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/8/12

(AFFIX SEAL)

Rebecca Campbell State Of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Figaro	Jean Figaro	120 09 0 119.00
(NAME)	(NAME)	
1402 Winthorne Drive	1402 Winthorne Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Barbara Sue Sawyer Edging and Emmett C. Sawyer and Wanda Ann Sawyer Green and Wayne A. Sawyer, Heirs at Law of Emmett E. Sawyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean Figaro, 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. 5A74 on the Plan of Glengarry Park, Section 5A, as of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A74 fronts 80.0 feet on the northeasterly side of Winthorne Drive and extends back 302.6 feet on the northeasterly side and 314.1 feet on the rear measuring 80.4 feet thereof.

Being the same property conveyed to Emmett E. Sawyer and wife, Verda M. Sawyer by deed from Edith P. Nolte, dated July 31, 1998 and recorded on August 4, 1998 in Book 11050, page 354, Register's Office, Davidson County, Tennessee. Verda M. Sawyer predeceased Emmett E. Sawyer leaving him as the surviving tenant by the entirety. The said Emmett E. Sawyer died on October 24, 2008 leaving Barbara Sue Sawyer Edging and Emmett C. Sawyer and Wanda Ann Sawyer Green and Wayne A. Sawyer as his surviving heir at law. See Affidavit of Heirship of record in Instrument No. 20100427-0031958, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1402 Winthorne Drive, Nashville, TN 37217

(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 our hands this 5th day of April, 2010.

Wanda Ann Sawyer Green, Heir at Law of Emmett E. Sawyer

Barbara Sue Sawyer Edging, Heir at Law of Emmett E. Sawyer

Wayne A. Sawyer, Heir at Law of Emmett E. Sawyer

Emmett C. Sawyer, Heir at Law of Emmett E. Sawyer

BILL GARRETT, Davidson County
Trans:T20100025111 DEEDWARR
Recvd: 04/27/10 15:20 2 pgs
Fees:13.00 Taxes:462.50
20100427-0031959

File No. 91148a

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Sue Sawyer Edging Heir at Law of Emmett E. Sawyer, the bargainor(s), 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 26 day of March, 2010.

Commission expires:

2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett C. Sawyer, Heir at Law of Emmett E. Sawyer, the bargainor(s), 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 26 day of March, 2010.

Commission expires:

2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Ann Sawyer Green, Heir at Law of Emmett E. Sawyer, the bargainor(s), 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 26 day of March, 2010.

Commission expires:

2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne A. Sawyer, Heir at Law of Emmett E. Sawyer, the bargainor(s), 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 26 day of March, 2010.

Commission expires:

2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County