File No. 210070357

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062445 DEEDWARR
Recvd: 10/04/10 11:08 2 pgs
Fees:13.00 Taxes:391.83
20101004-0079014

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public Kimie Perry

MY COMMISSION EXPIRES: June 5, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy S. Woodall and Michalyn Fletcher		Map 096050A02500
(NAME) 211 Donelson Pike Suite 105	(NAME) SAME AS NEW OWNER	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Kathy Lynne Sawyer and Michael Keith Sawyer, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wendy S. Woodall and Michalyn Fletcher**, hereinafter called the grantee(s), 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 all of Unit No. A-5M, Building A, on the plan of Buildings A, B, C, & D, Cameron Park Office Center, Condominium Offices, of record in Plat Book 6200, Page 49, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kathy Lynne Sawyer and Michael Keith Sawyer, husband and wife by Deed from Sandy Craig Beasley, unmarried, dated 10/01/1999 and filed for record on 10/04/1999 in Book 11687, Page 137, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6200, Page 48, Plat Book 6200, Page 49, said Register's Office.

Master Deed and By-Laws filed for record in Book 6297, Page 851, Amended in Book 11710, Page 523, said Register's Office.

All matters set out in Warranty Deed, including but not limited to an easement of record in Book 4181, Page 194, said Register's Office.

License for Private Utility Occupancy of State Highway Right of Way by Individuals or Businesses of record in Book 6535, Page 725, said Register's Office.

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 211 Donelson Pike Suite 105, Nashville, TN 37214
(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 hands this 30th day of September, 2010.

Kathy Lynne Sawyer

Michael Keith Sawyer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathy Lynne Sawyer and Michael Keith Sawyer, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2010.

Commission expires: **June 5, 2012**

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kimie Perry Notary Public

File Number: 210070357

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122