WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100062854 DEEDWARR
Recvd: 10/05/10 10:18 2 pgs
Fees: 13.00 Taxes: 518.00
20101005-0079488

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Sawyer	Sun Trust Mtg	Map 26-6-A
(NAME)	(NAME)	
223 Wyndom Court	1001 Semmes Ave	Parcel 18 CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **HAZEL L. MANGRUM, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK SAWYER AND WIFE, EVELYN K. SAWYER,** 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. 18 on the Plan of Townhomes at Windsor Green, Phase 1B, of record in Plat Book 8250, page 995, as amended in Instrument #20010813-0086903, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hazel L. Mangrum by deed from Dial Properties, LLC of record in Instrument #20010928-0105235, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 8250, page 995, as amended in Instrument #20010813-0086903, said Register's Office; and (c) restrictive covenants of record in Book 6406, page 929, said Register's Office.

Larry Stinson is executing this deed on behalf of Hazel L. Mangrum pursuant to Power of Attorney of record in Book 11367, page 657, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 223 Wyndom Court, Goodlettsville, Tennessee 37072

(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 my hand this 30th day of September, 2010.

Hazel L. Mangrum
By Larry Stinson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2010, before me personally appeared Larry Stinson, to me known to be the person who executed the foregoing instrument on behalf of Hazel L. Mangrum and acknowledged that he executed the same as the free act and deed of Hazel L. Mangrum. Said POA of record in Book 11367, pg 657, Register's Office of Davidson County, TN. (B)

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public