WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Teresa M. Leavitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2012

Jana Drury
Notary Public

MY COMMISSION EXPIRES: March 19, 2012
(AFFIX SEAL)

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Saddle Creek Title
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA SAWYER	FIRST TENNESSEE BANK, N.A.	020.00-0-063.00
(NAME)	(NAME)	
1117 JACOBS COURT	1 MORTGAGE WAY	
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080	MOUNT LAUREL, NJ 08054	
(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, **TERESA M. LEAVITT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA SAWYER, AN UNMARRIED PERSON**, 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:

Being Lot No. 9 on the Plan of Jacobs Valley, Section 3, of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This being the same property conveyed to Teresa M. Leavitt, unmarried, by Quitclaim Deed dated 12/21/2009 recorded 12/29/2009 at Instrument No. 200912290117795 in the Davidson County, Tennessee Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Instrument No. 200210100124310in the aforesaid Register's Office; and the 2012 County Taxes, which the party of the second part agrees to assume and pay.

unimproved ☐

This is improved ☒ property, known as 1117 JACOBS COURT, JOELTON, TN 37080

(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.

BILL GARRETT, Davidson County
Trans: T20120004411 DEEDWARR
Recvd: 01/19/12 10:00 2 pgs
Fees: 13.00 Taxes: 758.50
20120119-0005227

Witness my hand this 10th day of JANUARY, 2012.

Teresa M. Leavitt

TERESA M. LEAVITT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, TERESA M. LEAVITT, 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 foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official this 10th day of January, 2012.

Commission expires:
MY COMMISSION EXPIRES:
March 19, 2012

JANA DRURY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Jana Drury
Notary Public

SCT # 2012010355