BILL GARRETT, Davidson County
Trans:T20120006971 DEEDWARR
Recvd: 01/30/12 12:34 2 pgs
Fees:13.00 Taxes:329.30
20120130-0008265

THIS INSTRUMENT PREPARED BY:
Ronald B. Buchanan, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Map/Parcel
042-07 0 A 058.00 CO

WARRANTY DEED

FROM:
E.A. SIRCY, JR.
P.O. Box 192
Madison, Tennessee 37115

SEND TAX BILLS TO:
BONNIE SAWYERS & JOE AMOS
879 Heritage Circle
Madison, Tennessee 37115

NAME & ADDRESS OF NEW OWNER:
BONNIE SAWYERS & JOE E. AMOS
879 Heritage Circle
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **E.A. SIRCY, JR.**, a single person, hereinafter referred to as Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **BONNIE SAWYERS** and **JOE E. AMOS,** as joint tenants with the right of survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Revised, Phase Two, Heritage Square as of record in Plat Book 5200, Page 378, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to E.A. SIRCY, JR by Deed dated September 19, 2011 executed by Quincy N. Styke, III and wife, Jennifer W. Styke and recorded as Instrument Number 20110921-0073029, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 879 Heritage Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, their successors, heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as appears of record. Grantor

further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons except as appears of record.

WITNESS MY HAND this 26th day of January, 2012.

E.A. SIRCY, JR

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, E.A. SIRCY, JR, the within named-bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee on this the 26th day of January, 2012.

NOTARY PUBLIC

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 08/20/14

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $89,000.00.

Bonnie Sawyers
AFFIANT

Sworn to and subscribed before me on this the 26th day of January, 2012.

NOTARY PUBLIC
My Comm. Expires: 08/20/14

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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