BILL GARRETT, Davidson County
Trans:T20120044662 DEEDWARR
Recvd: 06/18/12 09:50 2 pgs
Fees:13.00 Taxes:665.63
20120618-0053057

WARRANTY DEED

G-KW-12-2337

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June 2012

Notary Public

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita L. McGaha	Guaranty Trust Company	
2337 Edencrest Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	149-15-A-75.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FREDERICK K. SAWYERS AND MICHELE M. SAWYERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANITA L. MCGAHA AND HUSBAND, RODERICK D. MCGAHA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 137, CAMBRIDGE FOREST, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 672-673, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK K. SAWYERS AND MICHELLE M. SAWYERS, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 9TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912090301591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGES 672 AND 673; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10332, PAGE 1 AND BOOK 10774, PAGE 723; BY-LAWS OF RECORD IN INSTRUMENT NO. 20020221-0022798; HOA CHARTER OF RECORD IN BOOK 10343, PAGE 769; EASEMENT FOR SEWER AND DRAINAGE OF RECORD IN BOOK 6881, PAGE 320, BOOK 7453, PAGE 445 AND BOOK 8795, PAGE 158; EASEMENT FOR TELEPHONE LINE OF RECORD IN BOOK 1207, PAGE 529; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20030624-0086952; EASEMENTS OF RECORD IN BOOK 11575, PAGE 609; AND AGREEMENT OF RECORD IN BOOK 1147, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2337 Edencrest Drive, Antioch, Tennessee 37013
(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 hand(s) this day of , .

Frederick K. Sawyers

Michele M. Sawyers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick K. Sawyers and Michele M. Sawyers, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903