# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037629 DEEDWARR
Recvd: 05/06/13 13:32 2 pgs
Fees:13.00 Taxes:1298.70
20130506-0045596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-20-2015 (AFFIX SEAL)

CEMETERY ALMAND STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Michael Sattasiri | W. Michael Sattasiri | |
| (NAME) | (NAME) | |
| 1512 Edgehill Avenue | 231 Waterbury Circle | 105-1-224 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212-2445 | Franklin, TN 37067 | |
| (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, WE, **GEORGE PHILLIPS AND RICHARD SAWYERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W MICHAEL SATTASIRI,** 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 a part of Lot No. 95 on the map of the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County, which lot is also shown on the plan of record in Book 332, page 82 Register's Office for said County. Said Lot No. 95 fronts 50 feet on the northerly side of Edgehill Avenue and runs back between parallel lines 164 feet, more or less, to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed to The Nashville Housing Authority, by deed from George L. Rooker, Clerk of the Circuit Court, of record in Book 4357, page 466, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Irissa H. Grant, by deed from Alfonso B .Batton and wife, Katharyne M. Patton of record in Book 5335, page 191, Register's Office for Davidson County, Tennessee. The said Irissa H. Grant, died testate leaving a Last Will & Testament which was admitted to probate in the 7th Circuit Court for Davidson County Tennessee on the 21st day of May 2002 as Docket No. 02P-897.

Said Last Will & Testament bequeaths to George Phillips, a two-thirds (2/3) interest and in Richard Sawyers a one-third (1/3) interest in the above referenced real estate, subject to a life estate interest in the rear unit to Harold Hill.by affidavit of Inheritance of record in Instrument No 20030109-0004113 Register's Office for Davidson County, Tennessee. The said Harold Hill having since died on August 21, 2011.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 21, page 83, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1512 Edgehill Avenue, Nashville, TN 37212-2445

(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 our hands this 2nd day of May, 2013.

George Phillips by Schonita Ann Gordon

George Phillips, By: Schonita Gordon, Attorney in Fact

Richard J. Sawyers

Richard Sawyers

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Sawyers , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2013.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of May, 2013, before me personally appeared Schonita Ann Gordon, to me known to be the person who executed the foregoing instrument on behalf George Phillips and acknowledged that she executed the same as the free act and deed of George Phillips.

WITNESS my hand and seal this 2 day of May, 2013

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public