File Box 2413

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059963 DEEDWARR
Recvd: 07/15/13 10:44 2 pgs
Fees:13.00 Taxes:1184.00
20130715-0072861

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

LYNN B. WADDEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Richardson	David M. Richardson	03402000700
(NAME)	(NAME)	
108 Odette Street	316 Bluebird Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(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, **Mack A. Sawyer and wife, Doris S. Sawyer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David M. Richardson**, 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:

Being Lot No. 79 on the plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mack A. Sawyer and wife, Doris S. Sawyer by deed from Paul W. Meier and wife, Barbara A. Meier of record in Instr. No. 20060106-0002430, Register's Office for Davidson County, Tennessee.

This property is being sold as is.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 2331, page 64;to Reciprocal Easement Agreement as set out in Book 5224, page 128, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 316 Bluebird Drive, Goodlettsville, TN 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 our hands this 12th day of July, 2013.

Mack A. Sawyer, By: Doris S. Sawyer, Attorney-in-Fact (Instr. No. 20130709-0071001)

Doris S. Sawyer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, Doris S. Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged her that she is the Attorney-in-Fact of Mack A. Sawyer, aka Mack A. Sawyer, III, (Power of Attorney of record in Instr. No. 20130709-0071001, RODC, TN), the bargainor, and as such Attorney-in Fact, executed the within Deed for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 12th day of July, 2013.

Ann B. Waddell, Notary Public

My Commission Expires: October 5, 2015

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, Doris S. Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath acknowledged her that she executed the within Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of July, 2013.

Commission expires: October 5, 2015

Ann B. Waddell, Notary Public