Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140003519 DEEDWARR
Recvd: 01/16/14 09:42 2 pgs
Fees:13.00 Taxes:547.60
20140116-0004378

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December 2013.

Notary Public
My commission expires: 11-2-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherry Webb 7852 Heaton Way Nashville TN 37211	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	173090A345

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert T. Sawyer and wife Kathryn A Sawyer hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sherry Webb, an unmarried person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 354 on the plan of Resubdivision of Los 220 & 351 through 355 Phase Four Lenox Village as shown by plat appearing of record in Instrument No. 20050125-0008840 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle R. Sawyer and Robert T. Sawyer and wife Kathryn Sawyer by deed from Regent Homes, LLC of record in Instrument No. 20050519-0056809 Register's Office for Davidson County, Tennessee. Michelle R. Sawyer conveyed her interest by Quitclaim Deed to Robert T. Sawyer and wife, Kathryn A. Sawyer of record in Instrument No. 20131226-0129824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lenox Village Phase 4 of record in Instrument No. 20050113--0004928 Register's Office for Davidson County, Tennessee 3) Easement for Sanitary Sewer of record in Instrument No. 200111290130322 4) Sanitary Sewer/Strom Drainage Easement of record in Book 7988 Page 449 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 and in any allied instruments(s) referred to in said restrictions and Master Deed Restrictions of record as Instrument No. 20020315-0032825 6) Charter of Lenox Village Neighborhood Association, Inc of record in Instrument No. 20020412-0045831 7) Storm Detention Agreement of record in Book 7361 Page 230 and Instrument No. 20020408-0042676 8) Master Deed Restrictions of record as Instrument No. 20020315-0032825

This property is improved property known as 7852 Heaton Way, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of December, 2013.

Robert T. Sawyer

Kathryn A Sawyer

STATE OF GEORGIA
COUNTY OF HENRY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Sawyer and Kathryn A Sawyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at McDonough, GEORGIA, this 24 day of December, 2013.

Notary Public

My Commission expires: 4-1-17

ROBIN SULLIVAN NOTARY PUBLIC GEORGIA EXPIRES April 1, 2017 Spalding County

FILE NO: 08014