Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140069911 DEEDWARR
Recvd: 09/18/14 11:03 2 pgs
Fees:13.00 Taxes:333.00
20140918-0085704

05-1408-66341

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2014.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
John Thomas Dawson, III 4208 Edwards Nashville TN 37216	NEW OWNER	061-06-0-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah Irvin Sapon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Thomas Dawson, III; hereinafter called the Grantees, their successors 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 the south 50 feet of the west 200 feet of Lot 123, on the Plan of Maplewood Heights (erroneously referenced in prior deed as Maplewood Height), of record in Book 547, Pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Irvin, unmarried and Jimmy W. Irvin, married by deed form Northfork Properties, dated December 27, 2006, recorded January 9, 2007, of record in Instrument No. 20070109-0003651, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sarah Irvin by Quitclaim Deed from Sara Irvin, unmarried and Jimmy W. Irvin, married, dated December 5, 2011, recorded December 27, 2011, of record in Instrument No. 20111227-0100458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sarah Irvin is married to Carlos Sapon and now known as Sarah Irvin Sapon. Carlos Sapon joins in this instrument to convey his marital interest, if any, in the subject property.

This property is improved property known as 4208 Edwards, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X

WITNESS my hand this 12th day of September, 2014.

Sarah Irvin Sapon

Carlos Sapon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Irvin Sapon and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this ~~15th~~ 12th day of September, 2014.

State of Tennessee at Large

My Commission expires 04/17/2016

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066