WARRANTY DEED

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

14-10-003

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ 17th day of October, 2014

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JONATHAN PAGANO	HIGHLANDS RESIDENTIAL MORTGAGE, LTD.	142-02-0
(NAME) 1721 Yellow Wood Court	(NAME) 12001 N. Central Expressway, Ste#750	068.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **SYLVIA SAWYER, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN PAGANO, MARRIED**, hereinafter called the Grantee(s), his 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 **Lot No. 81 on the Plan of Cross Timbers, Section 2,** as of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to SYLVIA SAWYER by Deed from HAROLD M. HAMM, AND WIFE, JACKIE D. HAMM, of record in Book 10777, Page 442, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

Davidson County DEEDWARR
Recvd: 10/20/14 14:17 2 pgs
Fees:13.00 Taxes:629.00
20141020-0096574

BEING unimproved ☐
Improved ☒ property known as: **7427 Stacy Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 17th day of October, 2014.

Sylvia Sawyer
SYLVIA SAWYER

STATE OF Tennessee)
COUNTY OF Montgomery)

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

Witness my hand and official seal at Clarksville, Tennessee, this 17th day of October, 2014.

My Commission Expires: 4-15-15

Sheena Perry
Notary Public
Sheena Perry

SHEENA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON