File No.: 14123456

WARRANTY DEED

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/18/2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150000074 DEEDWARR
Recvd: 01/02/15 09:25 2 pgs
Fees:13.00 Taxes:632.70
20150102-0000100

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Douglas	Same	05700007000
(NAME)	(NAME)	
4473 Cato Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gearl W. Maynard and Patricia A. Maynard**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto, **Chelsea Douglas, unmarried, and Ronald T. Sawyer, married**, as joint tenants with right of survivorship, 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:

Beginning at an iron pin in the southerly margin of Cato Road, said point being George Cochran's northwesterly corner, as of record in Book 7505, page 613, said point also being the northeasterly corner of the subject tract, thence leaving said margin and with Cochran's westerly line and the westerly line of Map 58, Parcel 200 South 05 degrees 29' 13" West 689.69 feet to an iron pipe, said point being Paul Porter's northeasterly corner, as of record in Book 4185, page 351; thence with Porter's northerly line North 85 degrees 23' 57" West 234.53 feet to an iron pipe, said point being Buena Brown's northeasterly corner, as of record in Book 6127, page 488; thence with Brown's northerly line North 38 degrees 40' 04" West 197.08 feet to a point in Cato Branch, said point being South 38 degrees 40' 04" East 17.63 feet from a chiseled hole in the centerline of a bridge over Cato Branch, said point also being in the easterly line of a 25 foot wide strip of land conveyed to Ralph and Hazel Gartman; thence with the easterly line of said 25 foot strip North 06 degrees 30' 00" East 498.71 feet to an iron pin in the southerly margin of Cato Road; thence with said margin North 87 degrees 08' 07" East 366.86 feet to the point of beginning and containing 5.40 acres, more or less.

Being the same property conveyed to Gearl W. Maynard and wife, Patricia A. Maynard, by Cash Deed for Tennessee dated 08/12/2002 and filed for record on 01/06/2003 in Instrument 20030106-0001777, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters including but not limited to Driveway Easement of record in Instrument 20020502-0053783, Instrument 20011231-0144642 and Book 10904, page 92, said Register's Office; Right of Way for Cato Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4473 Cato Rd., Nashville, TN 37218

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 hand this 31st day of December, 2014.

Gearl W. Maynard

Patricia A. Maynard

State of Tennessee
County of Davidson

Personally appeared before me Gearl W. Maynard and Patricia A. Maynard with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Notary Public
My Commission Expires: 3/18/2015

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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