BILL GARRETT, Davidson County
Trans:T20150092036 DEEDWARR
Recvd: 10/29/15 08:33 2 pgs
Fees:13.00 Taxes:1073.00
20151029-0109920

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of October, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paolo U. Guazzini Jessica R. Guazzini	New Owner	
1001 Fairwin Avenue		072-09-0-259.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DOROTHY FORD SAWYER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAOLO U. GUAZZINI AND JESSICA R. GUAZZINI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 21 on the Plan of Eskridge Subdivision of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 60 feet on the northerly side of Fairwin Avenue, and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Dorothy Ford Sawyer by Warranty deed from Elmer Sawyer, for the purpose of creating an Estate of Tenants by the Entireties with his wife of record in Book 3253, page 235, Register's Office for Davidson County, Tennessee, dated July 24, 1961 and recorded on July 24, 1961. Said Elmer Sawyer having died February 16, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1001 Fairwin Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2015.

Dorothy Ford Sawyer by Ronald T. Sawyer Attorney in Fact

Dorothy Ford Sawyer by Ronald T. Sawyer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2015, before me personally appeared Ronald T. Sawyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Ford Sawyer, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Dorothy Ford Sawyer.

Witness my hand and seal this 23rd day of October, 2015.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

