BILL GARRETT, Davidson County
Trans:T20160010210 DEEDWARR
Recvd: 02/05/16 15:21 2 pgs
Fees:13.00 Taxes:284.90
20160205-0011545

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Terronda N Sawyers
Affiant

Subscribed and sworn to before me, this 1ST DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terronda N. Sawyers, a single woman (Terronda N. Sawyers A/K/A Tarronda Sawyers	Same	052010A13500CO
135 Coventry Woods Dr. (ADDRESS)	(NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Helen Jones Reese, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terronda N. Sawyers, a single woman (Terronda N. Sawyers A/K/A Tarronda Sawyers, hereinafter called the Grantees, their heirs and assigns, that 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. 135 A/K/A UNIT 135 OF THE "PLAN OF COVENTRY WOODS, SECTION ONE, REVISED" AS SHOWN ON THE PLAT OF SAME WHICH IS OF RECORD IN PLAT BOOK 6250, PAGE 567, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HELEN REESE BY DEED FROM JOHN LEDFORD, MARRIED, OF RECORD AS INSTRUMENT 20150402-0028528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN JONES REESE, BEING THE SAME PERSON AS HELEN REESE, SINCE DIED UNMARRIED AND TESTATE, HER WILL HAVING BEEN ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, CASE 15P-1531. BY FURTHER ORDER ENTERED 12/4/2015, SAID COURT DIVESTED THE WITHIN PROPERTY FROM HER HEIRS AND DEVISEES, AND VESTED IT IN THE ESTATE OF HELEN JONES REESE, SPECIFICALLY AUTHORIZING JENNIFER M. BRADLEY, EXECUTOR, TO EXECUTE A DEED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBUSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 135 Coventry Woods Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1st day of February, 2016.

WARRANTY DEED
(Continued)

Estate of Helen Jones Reese

BY: _____
Jennifer M. Bradley, Executor

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M. Bradley, herein 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, this the 1st day of February, 2016.

_____
Notary Public

My Commission Expires: April 2, 2017

J. MOELLENDICK
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072