WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/16 12:21 2 pgs
Fees:13.00 Taxes:1609.50
20160524-0052001

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

162353

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian Christopher Mitchell	F&M Bank	124-00-O-051.00
(NAME)	(NAME)	
2390 Granny Wright Lane	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Clarksville Tn 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Keith Sawyer and Wife, Kathy L. Sawyer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ian Christopher Mitchell and Kristine Lee Mitchell, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, being all of Lot No. 64, on the Plan of Section One, Bridle Path Subdivision, of record in Plat Book 5200, Page 228 and 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Keith Sawyer and wife, Kathy L. Sawyer by Warranty Deed from Jonathan T. Reynolds and wife, Carolyn Reynolds, dated 11/22/1995, recorded 12/01/1995, of record in Book 9873, Page 984, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Pages 228 and 229, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5550, Page 483, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument No. 20040719-0085856, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☑ property, known as 2390 Granny Wright Lane, Nashville, TN 37076

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 20th day of May, 2016.

Michael Keith Sawyer

Kathy L. Sawyer

State of Tennessee
County of Wilson

Personally appeared before me Michael Keith Sawyer and Kathy L. Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of May, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018