BILL GARRETT, Davidson County
Trans:T20170010607 DEEDWARR
Recvd: 02/06/17 08:42 2 pgs
Fees:13.00 Taxes:999.00

20170206-0012046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-2-2019

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
Jerry S. Sawyer and Kathryn J. Sawyer	First Advantage Bank (NAME)	
130 McGavock Pike (ADDRESS)	1430 Madison Street (ADDRESS)	084-16-0-016-00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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 Suzanne T. Anderson Jack M. Thomas, Jr. and Kathryn Sawyer, Trustees of the Thomas Revocable Living Trust dated October 11, 2010, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry S. Sawyer and *Kathryn J. Sawyer, 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:

* wife

LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT 12 IN THE BAINBRIDGE AND SATTERFIELD SUBDIVISION OF PART OF THE NICHOL PLACE AS OF RECORD IN BOOK 421, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF TRACT 12 IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MCGAVOCK PIKE AS WIDENED SAID POINT BEING THE COMMON FRONT CORNERS OF TRACT 11 AND 12 ON SAID PLAN; THENCE IN A WESTERLY DIRECTION ALONG THE COMMON BOUNDARY LINE OF TRACT 11 AND 12, 400 FEET MORE OR LESS TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO SAINT PHILIP'S EPISCOPAL CHURCH, INC. BY DEED OF RECORD IN BOOK 3912, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THEIR EASTERLY BOUNDARY LINE IN A NORTHERLY DIRECTION 220 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY CONVEYED TO D. L. HOLLINGSWORTH AND WIFE, OF RECORD IN BOOK 2107, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID SOUTHERLY BOUNDARY LINE 175 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FANNIE BELLE LUNN BY DEED OF RECORD IN BOOK 2145, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LUNN PROPERTY 80 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE IN AN EASTERLY DIRECTION ALONG THEIR SOUTHERLY BOUNDARY LINE 225 FEET MORE OR LESS TO A POINT IN THE WESTERLY MARGIN OF MCGAVOCK PIKE, AS WIDENED; THENCE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JACK M. THOMAS AND WIFE HILDA JO THOMAS BY WARRANTY DEED FROM FLOSSIE BELLE BULLINGTON, OF RECORD IN BOOK 4354, PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JACK M. THOMAS DIED ON AUGUST 19, 2015, SURVIVED BY HIS WIFE HILDA JO THOMAS. SAID PROPERTY WAS SUBSEQUENTLY CONVEYED TO HILDA JO THOMAS, TRUSTEE OF THE THOMAS REVOCABLE LIVING TRUST DATED OCTOBER 11, 2010, BY HILDA JO THOMAS, BY AND THROUGH SUZANNE T. ANDERSON, JACK M. THOMAS, JR., AND KATHRYN J. SAWYER, ATTORNEYS IN FACT, BY WARRANTY DEED EXECUTED OCTOBER 21, 2015 AND OF RECORD AS INSTRUMENT 20151026-0108854, SAID REGISTER'S OFFICE. HILDA JO THOMAS SUBSEQUENTLY DIED ON OCTOBER 22, 2015. PER CERTIFICATION OF TRUST RECORDED SIMULTANEOUSLY HEREWITH, UPON THE DEATH OF HILDA JO THOMAS THE TRUST BECAME IRREVOCABLE AND SUZANNE T. ANDERSON, JACK M. THOMAS, JR., AND KATHRYN SAWYER BECAME SUCCESSOR TRUSTEES.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT 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 130 McGavock Pike , Nashville, TN 37214-2144
(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 27th day of January, 2017.

Suzanne T. Anderson, Trustee

Jack M. Thomas, Jr., Trustee

Kathryn Sawyer, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne T. Anderson Jack M. Thomas, Jr. and Kathryn Sawyer, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 115
Goodlettsville, TN 37072