BILL GARRETT, Davidson County
Trans:T20170024451 DEEDWARR
Recvd: 03/22/17 15:27 2 pgs
Fees:13.00 Taxes:98.42
20170322-0028206

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $26,599.00. Affiant Subscribed and sworn to ~~before me~~, this the 20th day of March, 2017. Notary Public My commission expires: 7-3-17

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:
Real Results Unlimited, Inc.		
413 10th Ave. S.	New Owner	070-01-0-049.00
Jacksonville Beach, FL 32250		

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, **CLIFTON SAWYERS, JR., MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REAL RESULTS UNLIMITED, INC., A FLORIDA CORPORATION** 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 the 13th Civil District of Davidson County, Tennessee, being Lot. No. 292, on the map of Treppard Heights, Section No. 8, as of record in Book 2854, page 52, Register's Office for said County.

Said Lot. No. 292 fronts 80 feet on the Southerly side of West Hamilton Avenue and runs back between lines, 539.5 feet on the Easterly line passing a witness line at 289.5 feet and 563.3 feet on the West line passing a witness line at 303.5 feet to the center of Whites Creek, measuring 81 feet across the rear.

Being the same property conveyed to Martin A. Kooperman, Trustee by Quitclaim Deed from Clifton Sawyers, Jr., of record in Book 6360, Page 105, Register's Office for Davidson County, Tennessee, dated August 13, 1984, and recorded on August 15, 1984 and within the same deed the said Martin A. Kooperman, Trustee conveyed his interest in the subject property to Clifton Sawyers, Jr. et ux, Dorothy Sawyers, as tenants by the entireties. Dorothy Lee Sawyers having since died July 15, 2007, leaving Clifton Sawyers, Jr.

* Grantor is married but property is an investment and is not the primary residence of the grantor or his spouse.

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 3231 West Hamilton Avenue, Nashville, TN 37218-2207.

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 20th day of March, 2017.

Clifton Sawyers, Jr.

Clifton Sawyers, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clifton Sawyers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017