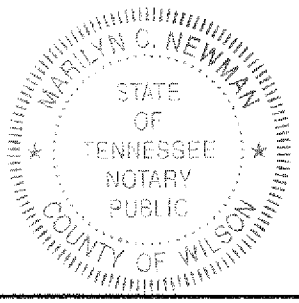
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,478.92

Kathy L. Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

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
Kathy L. Sawyer	Same	095160014.00
(NAME)	(NAME)	
6726 Cairo Bend Rd		
(ADDRESS)	(ADDRESS)	
Lebanon, TN TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/17 12:14 3 pgs
Fees:18.00 Taxes:407.66
20170801-0077979

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, **Ellen Marie Harmon, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathy L. Sawyer and Kimberly S. Hamilton, as joint tenants with rights of survivorship**, 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 Davidson County, a Tennessee, being Lot No. 28 and the southerly 40 feet front and 40.6 feet rear of a tract marked "Reserved for Future Development" on the Plan of LAKELAND, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Beginning on the easterly margin of Emery Drive at the corner of Lots Nos. 28 and 29; thence northwardly 140.5 feet to the southwest corner of that part of said Reserved Tract conveyed to Ralph D. Stevens and Wife, by Deed from L. B. Jones and wife, of Record in Book 2603, Page 313, said Register's Office; thence with said Steven's southern boundary line, eastwardly 248.8 feet, more or less, to said Steven's southeast corner; thence south 2 Deg. 13 min. West 142 feet to the corner of said Lots Nos. 28 and 29; thence with the line between said two lots, westwardly 273.5 feet to the beginning.

Being the same property conveyed to Lawrence William Harmon and wife, Ellen M. Harmon by Warranty Deed from Flora Bell Rose, as Executrix under the will of Joe E. Cutris, deceased, dated April 24, 1970 and recorded April 29, 1970 of record in Book 4414, Page 172, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree of Divorce filed in Book 7117, Page 315, Register's Office for Davidson County, Tennessee, title was vested in Ellen Marie Harmon.

Being the same property conveyed to Kathy Lynne Sawyer and Kimberly Sue Hamilton, as joint tenants, by Quitclaim Deed from Ellen Marie Harmon, an unmarried woman, retaining a life estate unto herself, dated June 23, 2014 and recorded June 25, 2014 of record in Instrument No. 20140625-0055760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen Marie Harmon, an unmarried woman by Quitclaim Deed from Kathy Lynne Sawyer and Kimberly Sue Hamilton dated June 30, 2017 and recorded July 7, 2017 in Instrument No.

20170707-0068548, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 2133, Page 15, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded, as Book 2138, Page 65 Register's Office for Davidson County, Tennessee, together with all amendments thereto; and (3) Agreement for Dedication of Easement recorded on March 14, 1975 in Book 4896, Page 53 in the Register's Office of Davidson County, Tennessee.

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 319 Emery Drive, Nashville, TN 37214
(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 my hand this 28 day of July, 2017.

Ellen Marie Harmon

Ellen Marie Harmon

State of Tennessee
County of Wilson

Personally appeared before me Ellen Marie Harmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
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, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

