THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8409-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **140,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2020~~ 9-11-17

(AFFIX SEAL)

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans: T20170077519 DEEDWARR
Recvd: 09/05/17 12:56 2 pgs
Fees: 13.00 Taxes: 518.00

20170905-0091091

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Sciarrino	NEW OWNER	MAP
5850 Pettus Road		PARCEL 174-00-0-076.00
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sheila Lawson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dawn Sciarrino, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 5th Civil District of Davidson County, Tennessee, described according to a survey of E. L. Miller, Jr. and Co. dated May 16, 1966 and by survey of Michael Holmes Surveyor dated January 31, 1973 and being a part of Tract "A" of the said Miller survey, more particularly described as follows:

Beginning at an iron pin on a 50 foot roadway easement being a point South 88 degrees 51' East 365.85 feet East of Pettus Road; thence leaving said easement South 44 degrees 49' East 664.25 feet to an iron pin; thence South 15 degrees 10' West 500 feet to an iron pin, being Purol's Southeast corner; thence South 85 degrees 00' West 525 feet to an iron pin, being Hale's Southwest corner; thence North 4 degrees 55' East 601 feet to an iron pin in the margin of said 50 foot roadway easement; thence along said easement North 87 degrees 30' West 273. 30 feet to an iron pin; thence North 56 degrees 00' West 285. 20 feet to a stake; thence North 58 degrees 06' West 640. 80 feet to the point of beginning.

Together with an easement for a 50 foot roadway running along the Northerly line of said property and running along the Northerly line of the property of Robert Purol. Said easement being that as shown on the attached sheet; said easement is to be used for roadway purposes jointly with a 10 acre tract of land lying East of the land herein conveyed and being property presently owned by R. W. Hale.

Being the same property conveyed to Bobby G. Lawson and wife, Sheila Lawson by Warranty deed from John Williams and wife, Frances Williams of record in Book 4678, page 126, Register's Office for Davidson County, Tennessee, dated January 31, 1973 and recorded on February 02, 1973.

The said Bobby G. Lawson, having since died leaving Sheila Lawson owner of the subject property as the surviving tenant by the entireties.

The said Sheila Lawson is the same as and also known as Shelia Lawson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED property known as **0 Pettus Road, Antioch, TN 37013.**

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 hand(~) this the 30th day of August, 2017.

Sheila Lawson

Sheila Lawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheila Lawson** the bargainor~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY