WARRANTY DEED

Bill Garrett Davidson County
Batch# 32759 DEEDWARR
12/04/2017 02:30:01 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20171204-0123456

W-VRES-17-255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Carly J Burt
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carly J. Burt	**JP Morgan Chase Bank, NA**	
(NAME) **255 Wilowen Drive**	(NAME) **1820 E. Sky Harbor Circle S Floor 2**	**095-05-0-058.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Phoenix, AZ 85034-9701**	
(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 consideration, the receipt of which is hereby acknowledged, **DANIEL SAWYER AND LAURA SAWYER, HUSBAND AND WIFE** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLY J. BURT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Creekside Heights of record in Plat Book 2663, Page (s) 114 and 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 87 fronts 110 feet on the East side of Wilowen Drive and runs back between parallel lines 360 feet to a dead line.

Being the same property conveyed to Daniel Sawyer, an unmarried man by Quitclaim Deed from Daniel Sawyer, divorced and not remarried, and Andrea Sawyer, divorced and not remarried of record in Instrument No. 20150205-0010909 Register's Office for Davidson County, Tennessee, dated January 20, 2015 and recorded on February 05, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2663, Page (s) 114 and 115, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2876, Page 599 and Book 2879, Page 441, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **255 Wilowen Drive, Nashville, Tennessee 37210**.

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), their heirs and 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), 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 the 30th DAY OF NOVEMBER, 2017.

Daniel Sawyer

Laura Sawyer

Laura Sawyer, spouse of Daniel Sawyer, hereby joins in this conveyance and does transfer and convey any and all marital interest Laura Sawyer may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212