Bill Garrett Davidson County
Batch# 51014 DEEDWARR
01/24/2018 11:48:45 AM 2 pgs
Fees: $13.00 Taxes: $828.80
20180124-0007386

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17651

Send Tax Bills To:
New Owner
901 McFerrin Ave
Nashville 37206

New Owner is:
Robert Griesinger

MAP: 082-04-0
PARCEL: 399.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Margaret Washington, Dorothy Chafin, and Janice Hamer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert Griesinger, unmarried man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **901 McFerrin Avenue, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of A.W. Hooker's Addition to East Nashville, of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of McFerrin Avenue and runs back between parallel lines, along the north margin of an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to Will Amos Sawyers, Jr. and wife, Geraldine Streeter Sawyers, by Warranty Deed from Eva M. Gant, a widow, dated 9/24/1964 and recorded 9/25/1964 in Book 3815, Page 861, in the Register's Office of Davidson County, Tennessee. The said Geraldine Streeter Sawyers (a/k/a Geraldine Streeter Gray Sawyers), having since died on May 7, 1999, leaving property vested solely in Will Amos Sawyers, Jr., surviving tenant by the entirety. Subsequently, the said Will Amos Sawyers Jr., died on November 7, 2017, and pursuant to his Last Will and Testament and Order of Probate for Muniment of Title, Case No. 17P-2183, Probate Court for Davidson County, Tennessee, subject property is vested in Margaret Washington, Dorothy Chafin and Janice Hamer.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of January, 2018.

GRANTOR:

Margaret Washington
Margaret Washington

Dorothy Chafin
Dorothy Chafin

Janice Hamer
Janice Hamer

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Margaret Washington, Dorothy Chafin, and Janice Hamer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of January, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$230,000.00~~ $224,000 RW.

RWatters
Affiant

SWORN TO and subscribed before me this 22nd day of January, 2018.

Tabatha Edwards
NOTARY PUBLIC
My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to:

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206