Bill Garrett Davidson County
Batch# 70138 DEEDWARR
03/16/2018 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20180316-0024989

#34130

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34130-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Cheryl L. Sawyer Affiant Subscribed and sworn to before me this 14th day of March, 2018. Notary Public My Commission Expires:

KERRIE C. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Cheryl L. Sawyer 2107 Hobbs Ct. Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 01 0 C 018 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Montgomery Bell Academy of the University of Nashville, a Tennessee Non-Profit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl L. Sawyer, a married woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2107 Hobbs Ct., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of March, 2018.

Montgomery Bell Academy of the University of Nashville

By: Director of Finance
Robert Yakushi, Director of Finance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert Yakushi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Director of Finance of Montgomery Bell Academy of the University of Nashville, a Tennessee non-profit corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2107 on the Plan of Second (2nd) Revision, Park Place, of record in Plat Book 4860, page 124, revised in Plat Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, and Book 5722, page 772, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Frank Burkholder, Jr., unmarried by deed dated February 28, 1994 from Marie S. Austin, unmarried of record in Book 9266, page 669, Register's Office for Davidson County, Tennessee. H. Frank Burkholder, Jr. having died on December 13, 2017 leaving a Last Will and Testament filed for probate in Docket No. 17P2178, Davidson County Probate Court, and of record in Instrument No. 20180119-0006017, Register's Office for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Montgomery Bell Academy of the University of Nashville. See also, Quitclaim Deed dated January 19, 2018 of record in Instrument No. 20180119-0006022, Register's Office for Davidson County, Tennessee, from Linda M. Burkholder, Executrix of The Estate of H. Frank Burkholder, Jr., to Montgomery Bell Academy of The University of Nashville, a Tennessee nonprofit corporation.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 131 01 0 C 018 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Park Place of record in Book 5041, page 433, addendum in Book 10491, page 211, amended in Book 9729, page 54, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 4860, page 124, revised in Plat Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, and Book 5722, page 772, Register's Office for Davidson County, Tennessee.
4. Resolution recorded in Book 7565, page 192, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

