Bill Garrett Davidson County
Batch# 113476 DEEDWARR
07/09/2018 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $736.30
20180709-0066110

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 199,000.00 PR

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Miles Leinonen	Everett Financial DBA Supreme Lending	069 16 0 092.00
(NAME)	(NAME)	
3725 John Mallette Dr.	14801 Quorum Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas, TX 75254	
(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 considerations, the receipt of which is hereby acknowledged, I, **Kristen A. Sawl, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Henry Miles Leinonen**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Located in Davidson County, Tennessee and more particularly described as follows, to wit:

Being Lot No. 1 on the Plan of Ira D. Kennedy Tract, of record in Book 3842, Page 200, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen A. Sawl by Warranty Deed dated 6/1/2015 from Steve Haley and Jill S. Haley, as tenants in Common with Right of Survivorship of record in Instrument 201506050052601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Book 3842, Page 200; (2) Electric Utility Easement of record in Book 3815, Page 493; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7814, Page 435; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7814, Page 438, said Register's Office.

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 3725 John Mallette Dr., Nashville, TN 37218
(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), his heirs and/or 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), his heirs and/or 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 26th day of June, 2018.

Kristen A Sawl, by Edward Sawl attorney in fact
Kristen A. Sawl, by Edward Sawl Attorney in Fact

State of Tennessee
County of Williamson

On this 26th day of June, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Edward Sawl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Kristen A. Sawl, and is authorized by him, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20180709006610 9_, Register's Office of Davidson County, Tennessee.

Notary Public

My Commission Expires: March 8, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY