WARRANTY DEED

Karen Johnson Davidson County
Batch# 211938 DEEDWARR
04/01/2019 09:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20190401-0028979

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$279,000.00.**

Katherine S Sawyer
Affiant

Subscribed and sworn to before me this 27th day of March, 2019.

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katherine S. Sawyer	SAME	147-01-043.00
1622 Hunters Rest Ln		
Cordova, TN 38016		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Faye Tidwell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine S. Sawyer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 455 on the Plan of Caldwell Hall, Section 6, of record in Book 2900, Page 148, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Billy Tidwell and wife, Faye Tidwell from Martha Lewter Lane, a 99.5% interest and William Richard Lane and Joseph Eugene Lane, a 0.5% interest collectively by Warranty Deed on September 27, 2002, of record in Instrument Number 20021008-0122244, Register's Office for Davidson County, Tennessee. Billy Tidwell having since died on December 16, 2016, as evidenced by an Affidavit of Furtherance of Title of Land of record in Instrument Number 20161227-0135651, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as: **357 Binkley Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2019.

Faye Tidwell
Faye Tidwell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Faye Tidwell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY