Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Karen S Fulkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of June, 2019

Sheri Engel
Notary Public

Commission Expires: January 5, 2020

Karen Johnson Davidson County
Batch# 240965 DEEDWARR
06/10/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20190610-0055316

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bailey Margaret Brown, Thomas Hoffman Brown, Jamie Brown 6207 Belle Rive Dr Brentwood, TN 37027	~~NEW OWNER~~ Hoffman Brown 6207 Belle Rive Dr Brentwood, TN 37027	105-13-0-387.00

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Warren Sawyers, Executor of the Estate of Annie Pearl Sawyers, and Warren Sawyers, Glenda Sawyers Dunlap and Traci Sawyers Sloss, all the heirs at law of Annie Pearl Smith Sawyers, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bailey Margaret Brown, a 20% undivided interest, Thomas Hoffman Brown, a 40% undivided interest and Jamie Brown, a 40% undivided interest, as Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in Davidson County, Tennessee and being Lot No. 1 on the Plan of E. L. Holt's Subdivision of Lot No. 6 Schmid Property, Waverly Place, as of record in Book 547, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the northerly side of Caruthers Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to James E. Sawyers and wife, Annie S. Sawyers and Rosetta R. Smith, as tenants in common (a 1/3 undivided interest each) by Warranty Deed from Fred Greth Battenslag and wife, Irene G. Battenslag of record in Book 3858, Page 517, Register's Office for Davidson County, Tennessee, dated February 03, 1965, recorded February 08, 1965. Being the same property conveyed to Annie Pearl Sawyers by Quitclaim Deed from James Edward Sawyers of record in Book 7516, Page 539, Register's Office for Davidson County, Tennessee, dated September 23, 1987, recorded April 14, 1988.

Being the same property conveyed to Annie Pearl Sawyers, with a life estate to Rosetta Smith Edmondson by Quitclaim Deed from Rosetta Smith Edmondson (a single individual) of record in Instrument No. 20010614-0062677, Register's Office for Davidson County, Tennessee, dated June 13, 2001 and recorded on June 14, 2001. The said James E. Sawyers (died February 8, 2015), and Rosetta R. Smith (died September 15, 2010) having predeceased Annie Pearl Sawyers, having died testate, November 24, 2017, and pursuant to the last will and testament, (Probate Docket No. 18P453) said property vests to Warren Sawyers, Glenda Sawyers Dunlap and Traci Sawyers Sloss, being all the heirs of Annie Pearl Sawyers, deceased.

****Cheryl Hawkins has waived her option to purchase****

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 914 Caruthers Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of ~~June,~~ 2019.

Warren Sawyers

Glenda Sawyers Dunlap

Traci Sawyers Sloss

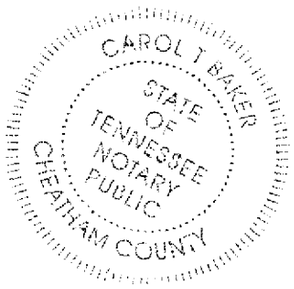
Estate of Annie Pearl Sawyers

By:
Warren Sawyers, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Warren Sawyers,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Executor** of **The Estate of Annie Pearl Sawyers,** the within bargainor, an **estate**, and that he as such **Executor**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing for the **Estate** by himself as **Executor**.

Witness my hand, at office, this 7th day of June, 2019.

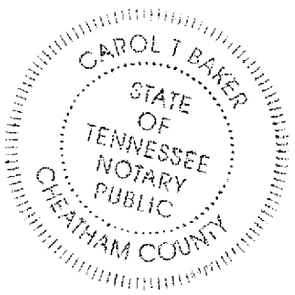


Notary Signature
My commission expires: 3/31/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of June, 2019, before me personally appeared Warren Sawyers, Glenda Sawyers Dunlap, Traci Sawyers Sloss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2019.



Notary Signature
My commission expires: 3/31/21

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY