WARRANTY DEED

Karen Johnson Davidson County
Batch# 247874 DEEDWARR
06/25/2019 08:57:48 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20190625-0061087

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Emily D. Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2019

A Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Please put → Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Emily D. Sawyer	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	135-16-A-61CO
(NAME) 2513 Somerset Drive	(NAME) 3701 Arco Corporate Dr, #200 ~~P.O. Box 961292~~	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Charlotte, NC 28273 ~~Fort Worth, TX 76161-0292~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191489

For and 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, Margaret T. Williams , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Emily D. Sawyer, a single woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 74 on the Plan of Nashville Village of record in Plat Book 5200, page 186-189 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Margaret T. Williams and Jason P. Williams by Deed from Margaret Williams dated 2/18/03 and filed of record in Instrument No. 20030303-0027160, Register's Office for Davidson County, Tennessee. And further conveyed to Margaret T. Williams by Quitclaim Deed from Margaret T. Williams and Jason P. Williams dated October 16, 2018 and filed of record in Instrument No. 20181024-0105250, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4827, page 14; Book 5465, page 561 and Book 5588, page 429, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2513 Somerset Drive, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of June, 2019

Margaret T. Williams

Margaret T. Williams

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret T. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of June, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

