Karen Johnson Davidson County
Batch# 274875 DEEDWARR
08/21/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $960.15
20190821-0084171

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $259,500.00.

Affiant

Subscribed and sworn before me this the 21st ~~20th~~ day of August, 2019.

Notary Public
My commission expires: 1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Odren Romero 312 Mystic Hill Goodlettsville, TN 37072	First Community Mortgage 262 Robert Rose Dr., Suite 101 Murfreesboro, TN 37129	018-07-0 148.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES DEWEY SAWYER AND LINDA GAIL SAWYER TRUSTEES OF THE SAWYER FAMILY TRUST AGREEMENT, DATED MARCH 1, 2018,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAVID ODREN ROMERO AND YAMILE VAILLANT RUFFINELL, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Lot No. 60 on the Plan of Charleston Square Subdivision, Section 3, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to James Dewey Sawyer and Linda Gail Sawyer, Trustees of the Sawyer Family Trust Agreement, dated March 1, 2018, by deed from James Sawyer and Linda Sawyer, husband and wife, dated 03/06/2018, of record in Instrument No. 20180306-0021188, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 312 Mystic Hill, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

J.S. L.S.

Witness my hand this the 20th day of August, 2019.

James Dewey Sawyer, Trustee
James Dewey Sawyer, Trustee

Linda Gail Sawyer, Trustee
Linda Gail Sawyer, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of August, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared James Dewey Sawyer and Linda Gail Sawyer, Trustees, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the Trustees of The Sawyer Family Trust Agreement, the within named bargainor, and that as such Trustees, executed the foregoing instrument for purpose therein contained by signing the name of the Trust by James Dewey Sawyer and Linda Gail Sawyer, Trustees.

Witness my hand and official seal of office this 20th day of August, 2019.

My Commission Expires:
1/17/21

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.