Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 352644 DEEDWARR
02/03/2020 03:08:30 PM 7 pgs
Fees: $38.00 Taxes: $259.00
20200203-0012351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1905-38874

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
X5 Construction LLC 101 Tilbury Circle Brentwood, TN 37027	X5 Construction LLC 101 Tilbury Circle Brentwood, TN 37027	071-01-0-063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann S. Barnes, Suzanne Sawyers Self, Lonzo L. Sawyers, Jonathan K. Sawyers, Nathaniel E. Sawyers, James K. Sawyers, and David W. Sawyers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **X5 Construction, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 16 through 20, inclusive on the map of Monticello, of record in Book 57, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lots Nos. 16 through 20, inclusive, fronts 50 feet on the westerly side of Monticello Avenue and extends back between parallel lines, with the southerly margin of Winstead Avenue, 150 feet to a dead line.

Being the same property conveyed to Esmond L. Sawyers, a widower by deed from James C. Haynes, III and wife, Mary Ann Haynes, and Anna Marie Hughes, dated January 7, 1965, recorded January 20, 1965, of record in Book 3852, Page 754, Register's Office for Davidson County, Tennessee. The said Esmond L. Sawyers having since died unmarried and intestate on April 29, 1988. Ann S. Barnes, Suzanne Sawyers Self, Lonzo L. Sawyers, Jonathan K. Sawyers, Nathaniel E. Sawyers, James K. Sawyers, and David W. Sawyers, are the heirs at law of Esmond L. Sawyers, deceased. Affidavit of Heirship of record in Book 7771, Page 731, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 0 Monticello St., Nashville, TN 37207.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this ~~28th~~ 31st day of January, 2020.

James K. Sawyers

David W. Sawyers

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James K. Sawyers & David W. Sawyers ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of January, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/2021

WITNESS my hand this 28th day of January, 2020.

Ann S. Barnes

Ann S. Barnes

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ann S. Barnes ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this ~~28th~~ 31st day of January, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/21

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 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.

WITNESS my hand this ~~28th~~ 31st day of January, 2020.

Lorenzo L. Sawyers

Lorenzo L. Sawyers

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lorenzo L. Sawyers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ Chicago, IL this 24th day of January, 2020.

Jasmine S Mead

Notary Public

My Commission expires: 07.27.2022

OFFICIAL SEAL
JASMINE S MEAD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/27/2022

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 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.

WITNESS my hand this ~~28th~~ 31st day of January, 2020.

Jonathan K. Sawyers

STATE OF MD
COUNTY OF Cecil

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jonathan K. Sawyers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ Aberdeen, MD this 27th day of January, 2020.

Notary Public

My Commission expires: 04/11/2020

MICHELLE B. GITTINGS
NOTARY PUBLIC
CECIL COUNTY, MD

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 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.

WITNESS my hand this ~~28th~~ 31st day of January, 2020.

Suzanne L. Thomas f/k/a Suzanne Sawyers Self

STATE OF MI
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Suzanne L. Thomas f/k/a Suzanne Sawyers Self,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ Pleasant Ridge, Mi this 27 day of January, 2020.

Notary Public

My Commission expires:

QUINEA D POWELL-MILLER
Notary Public - State of Michigan
County of Wayne
My Commission Expires Aug 3, 2022
Acting in the County of Oakland

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 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.

WITNESS my hand this ~~28th~~ 31st day of January, 2020.

Edward Sawyers

STATE OF AL
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edward Sawyers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ Pelham, AL this 29 day of January, 2020.

Allison Moore
Notary Public

My Commission expires: 08/30/2023

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for the 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, Seth Dearinger, a notary public for this county and state, Amy Tidwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY