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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 405453 DEEDWARR
05/26/2020 08:27:13 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20200526-0053694

WARRANTY DEED

Address New Owner(s):
Jason & Tandy Raynes
306 Emery Drive
Nashville, TN 37214

Send Tax Bills to:
New Owners

Map/Parcel: 09504013500

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, **Troy Allen Sawyer, unmarried**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Jason Raynes and wife, Tandy Raynes**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the Plan of Eva-Mor Heights, of record in Plat Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which plat reference4 is hereby made for a more complete description.

BEING the same property conveyed to William Vance Sawyer and wife, Mary Edna Sawyer by Warranty Deed dated March 29, 1991, and filed in Book 8323, page 991, Register's Office for Davidson County, Tennessee. The said Mary Edna Sawyer having died on February 26, 2003, with title being vested in William Vance Sawyer as surviving tenant by the entirety. The said William Vance Sawyer died on April 7, 2020, as a widower having never remarried, and being survived by William Vance Sawyer, Jr. and Troy Allen Sawyer as his only heirs at law as shown on the Affidavits of Heirship filed of record in Instrument No. 20200526-0053691 and Instrument No. 20200526-0053692 The said William Vance Sawyer, Jr. having conveyed his interest to Troy Allen Sawyer by Quitclaim Deed dated April 27, 2020, and filed at Instrument No. 20200526-0053693 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed and all restrictions and easements and zoning regulations which may be applicable.

This is improved property known as: 222 Blanchard Place, Nashville, TN 37214

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 do covenant with 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 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/our hand(s) as on the date shown on the Notary forms.

Troy Allen Sawyer

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Troy Allen Sawyer,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of May, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022