Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1238

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PMPJ Properties, Inc., a Tennessee Corporation,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sawyer C. Clemmons, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of a Part of Lot No. 66 on the O.B. Hayes Rokeby Plan, as of record in Book 4470, page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to PMPJ Properties, Inc., a Tennessee Corporation by deed from Mark W. King and wife, JoAnne J. King, dated June 3, 2003, of record in Inst. No. 20030604-0076379, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1514 Wedgewood Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 423630 **DEEDWARR**
06/23/2020 11:46:03 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20200623-0067540

NEW OWNER:
Sawyer C. Clemmons
1514 Wedgewood Avenue
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
104-12-0-296.00

WITNESS THE EXECUTION HEREOF this 16th day of June, 2020.

Janet Shands, President

Pearl Sims, Secretary

State of Tennessee)
County of Davidson)

On this 16th day of June, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Janet Shands, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is President of PMPJ Properties, Inc. and that she is authorized to execute this instrument, and that he has executed this instrument on behalf of PMPJ Properties, Inc as President.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 16th day of June, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pearl Sims, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Secretary of PMPJ Properties, Inc. and that she is authorized to execute this instrument, and that he has executed this instrument on behalf of PMPJ Properties, Inc as Secretary.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson)~~ Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of June, 2020.

Notary Public

My Commission Expires: _____

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 26, 2021