39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 524726 DEEDWARR
12/04/2020 12:22:47 PM 2 pgs
Fees: $13.00 Taxes: $3,487.25

20201204-0141175

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$942,500.00**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2020.

Notary Public

My commission expires: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barton Simmons **Hayley Simmons**	SWBC	**Map 117-01-0 Parcel 096.00**
3613 Meadow Drive	9311 San Pedro #100	
Nashville, TN 37215	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert C. H. Sawyer and wife, Claire G. Sawyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barton Simmons and Hayley Simmons, husband and wife

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:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 25 and the easterly 45 feet of Lot No. 26 on the Map of Meadowlawn, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said Lots Nos. 25 and 26 adjoin and front together 75 feet on the southerly side of Central Drive (now Meadow Lane) and runs back between lines, 200.15 feet, more or less, on the easterly line of part of Lot No. 25 and 204.275 feet, more or less, on the westerly line of part of Lot No. 26, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Robert C. H. Sawyer and wife, Claire G. Sawyer, by Deed dated May 28, 2009 from Mark A. Berends and spouse, Ann E. Berends, erroneously spelled in vesting Deed as Mark A. Berands and wife, Ann E. Berands, of record in Instrument No. 20090602-0050575, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 974, Page 35, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **3613 Meadow Drive, Nashville, TN 37215**

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 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 land 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) this **30th** day of **November, 2020.**

Robert C. H. Sawyer

Claire G. Sawyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert C. H. Sawyer and Claire G. Sawyer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21