WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

W-EXP-22-620

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas Phillips	**Bank of America, N.A.**	
(NAME)	(NAME)	**043-06-0-138.00**
~~620 Farview Drive~~ 1243 Ardee Avenue	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
~~Madison, TN 37115~~ Nashville, TN 37216	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), 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 01, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS PHILLIPS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Farview, Section Two, as of record in Book 3600, page 6, Register's Office for said County.

Said Lot No. 37 fronts 75.5 feet on the southerly side Farview Drive and extends back between lines, 143.2 feet on the westerly line 144.6 feet on the easterly line to a dead line rear, measuring 75.5 feet thereon.

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 Quitclaim Deed from James Sawyer and Linda Sawyer, husband and wife of record in Instrument No. 20180306-0021188 Register's Office for Davidson County, Tennessee, dated March 6, 2018 and recorded on March 6, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4002, Page 685, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 5453, Page 435 and in Book 5749, Page 669 and in Book 5749, Page 673, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 Farview Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 853173 **DEEDWARR**
05/10/2022 12:22:48 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220510-0053378

Witness my/our hand(s) this the 6th DAY OF MAY, 2022.

The Sawyer Family Trust Agreement, dated March 01, 2018

BY: _____
James Dewey Sawyer
Trustee

BY: _____
Linda Gail Sawyer
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES DEWEY SAWYER, TRUSTEE of THE SAWYER FAMILY TRUST AGREEMENT, DATED MARCH 01, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA GAIL SAWYER, TRUSTEE of THE SAWYER FAMILY TRUST AGREEMENT, DATED MARCH 01, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212