STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/01/05 10:45 2 pgs
Fees:13.00 Taxes:419.58
20050201-0011570

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Rachel Westfield	Countrywide Home Loans, Inc.	061-12-0
1137 Eastdale Avenue	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37216	Nashville, TN 37204	PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirteen Thousand Four Hundred Dollars and Zero Cents ($113,400.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Susan A. Halter, as Trustee Under the Last Will and Testament of Henry H. Savage, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rachel Westfield, a single person, hereinafter called the Grantee, his/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. 139 on the Plan of Eastdale Place of record in Plat Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Henry K. Savage and wife, Mary H. Savage, by deed dated October 30, 1995, from R.B.C. Howell, Jr., Trustee, of record in Book 986, page 131, Register's Office for Davidson County, Tennessee; the said Henry K. Savage having since died on December 25, 1992, predeceasing his wife, Mary Hickson Savage, who died on October 19, 1997, and by her Last Will and Testament of record as Instrument No. 20020705-0080908, devised subject property to her son, Henry Hickson Savage; the said Henry Hickson Savage having since died and by his Last Will and Testament of record in Will Book 74, page 208, in the Chancery Court Clerk's Office for Williamson County, Tennessee, having devised subject property to Susan A. Halter, Trustee under the Last Will and Testament of Henry H. Savage (aka Henry Hickson Savage).

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) to all matters shown on the plan of record and (3) property taxes for the current year which have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property known as 1137 Eastdale Avenue, Nashville, TN 37216

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I as Trustee am 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 I do further covenant and bind myself, my

successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 day of January, 2005.

Susan A. Halter, Trustee Under the Last Will and Testament of Henry H. Savage

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan A. Halter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under the Last Will and Testament of Henry H. Savage, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee