Return to: First Title and Escrow Co., Inc.
File Number 28289 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/09 15:04 2 pgs
Fees:13.00 Taxes:3700.00

20090122-0005623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,999.00

Christus M. Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2009.

Karen Ford Marlin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN FORD MARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John B. Mowell, Trustee of the John B. Mowell Living Trust	NEW OWNER	
(NAME)	(NAME)	130-2-166
4415 Iroquois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KENNETH R. SAVAGE AND WIFE, KATHERINE J. SAVAGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. MOWELL, TRUSTEE OF THE JOHN B. MOWELL LIVING TRUST,** 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 easterly part of Lot No. 4 and the westerly 34.66 feet of Lot No. 5 on the Plat of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos. 10, 44-B, 45 and 47 in Belle Meade, Plan No. 2, as of record in Book 421, page 55; also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Iroquois Place at a point 34.66 feet East of the corner of said Lots Nos. 4 and 5; thence with the southerly margin of said Place westerly 97 feet 8 inches to the northeast corner of the property conveyed to R.R. Sneed by deed from Donald M. Street and wife, of record in Book 1645, page 253, said Register's Office; thence with the easterly line of said Sneed property, southwardly 36.07 feet to intersection of the easterly line of the property conveyed to Louis Farrell, Jr. and wife, by deed from R.R. Sneed and wife, of record in Book 1577, page 403, said Register's Office; continuing southwardly and with said Farrell's easterly line, 181.4 feet to a post, said Farrell's southeast corner; thence eastwardly 10.5 feet to the southeast corner of the property conveyed to D.M. Street and wife, by deed from R.R. Sneed and wife, of record in Book 1645, page 23, said Register's Office; thence with the easterly line of said property, northwardly 19 feet to the southerly line of said Lot No. 5; thence with said eastwardly line 100 feet; thence northwardly 198 feet to the beginning.

Being the same property conveyed to Kenneth R. Savage and wife, Katherine J. Savage by deed from Debra R. Powell, married, of record as Instrument No. 20061023-0131169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 City and County real property taxes; (b) Easement for water line granted to Hillsboro Water Company of record in Book 984, page 329, Register's Office for Davidson County, Tennessee and (c) Easement for Sanitary Sewer of record in Book 5787, page 259, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4415 Iroquois Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 15th day of January, 2009.

Kenneth R. Savage

Katherine J. Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Savage and Katherine J. Savage, the bargainor, 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 15th day of January, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010