THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030173** BILL GARRETT, Davidson County Trans:T20110027911 DEEDWARR Recvd: 05/10/11 13:51 2 pgs Fees:13.00 Taxes:4440.00 20110510-0035914	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. X _____ Affiant Subscribed and sworn to before me, this 6th day of May, 2011. _____ Notary Public My Commission Expires: _____ KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Michael R. Savona and Kristina E. Savona 716 Westview Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13007004600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Ann McCready, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael R. Savona and Kristina E. Savona, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 187B, RESUBDIVISION ROYAL OAKS, as shown on plat of record in Plat Book 974, Pages 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Ann McCready, Trustee by Warranty Deed from Andrew L. Saul and wife, Laura E. Padgett Saul, recorded on the 2nd day of August, 2007 in Instrument No. 20070802-0091655, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION ROYAL OAKS, as recorded in Plat Book 974, Pages 4 and 5.

This is improved property located at 716 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2011.

Mary Ann McCready, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ann McCready, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2011.

Notary Public

My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014