WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095583 DEEDWARR
Recvd: 11/08/13 10:36 2 pgs
Fees:13.00 Taxes:1905.50
20131108-0116016

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. Savage	Michael M. Savage	Map 111
(NAME) 2343 Stewarts Ferry Pike	(NAME) 2343 Stewarts Ferry Pike	Parcel 31
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **DON BURNELL AND WIFE, PAULETTE BURNELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL M. SAVAGE AND WIFE, KARIN SUE SAVAGE,** 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 Tract 10 according to a survey of Robert E. Francis of Murfreesboro, Tennessee, of the property of Caesar E. Urrutia and wife, dated 8/9/86 and a certain tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete corp. marker set in a common line to lands formerly owned by John S. Jenkins (heirs) and M. H. Henry and wife, Lavenia Henry; the coordinates of said monument are x = 1,837.962.98, Y = 633,652.88 and is approximately 1088.45 feet north of the centerline of Stewarts Ferry Pike; also being the northeast corner of the property conveyed to the United States of America by Deed of Record in Book 3846, page 220, known as Tract No. 517 in the U.S. Army Corp of Engineers J. Percy Priest Dam and Reservoir project, situated in the Fourth Civil District of Davidson County, Tennessee; thence south 6 degrees 04' 47" W 1088.45 feet to a corp. pin in the center line of Stewarts Ferry Pike; thence, with the center line of said pike S 89 degrees 50' 12" west 200 feet to a nail; thence N. 6 degrees 04' 42" E 1297.44 feet along the dividing line between tracts 9 and 10 thence S 40 degrees 38' 30" E 273.13 feet to the point of beginning. The tract is subject to a 16.5 road R.O.W. easement adjacent and parallel with the centerline of Stewarts Ferry Pike.

Being the same property conveyed to Paulette Burnell and husband, Don Burnell, by deed from Glenn E. Harding and wife, Sally A. Harding, of record in Book 9907, page 464, Register's Office for said County.

This conveyance is subject to (a) 2013 real property taxes; (b) 16.5 road R.O.W. easement adjacent and parallel with the centerline of Stewarts Ferry Pike; and (c) restrictive covenants of record in Book 7747, page 464, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2343 Stewarts Ferry Pike, Hermitage, Tennessee 37076

(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 7th day of November, 2013.

Don Burnell

Paulette Burnell

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 Don Burnell and Paulette Burnell, 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 7th day of November, 2013.

Commission expires:

Notary Public

KEVIN C. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015