# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,828,000.00

T. Powell Hedley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

BILL GARRETT, Davidson County
Trans:T20140014342 DEEDWARR
Recvd: 03/03/14 09:31 2 pgs
Fees:13.00 Taxes:6763.60
20140303-0017621

**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 |
|---|---|---|
| T. Powell Hedley | Citibank | Map 146-5 |
| (NAME) 917 Overton Lea Road | (NAME) 1 Court Square, 20th Floor | Parcel 31 |
| (ADDRESS) Nashville, TN 37220 | (ADDRESS) Long Island City, New York 11120 | |
| (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, I, **LOUISE P. SALMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T. POWELL HEDLEY,** 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 Lot No. 3 on the Plan of Resubdivision of Lot No. 2, Swann's Subdivision, of record in Book 9700, page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Louise P. Salmon, unmarried, by deed from George F. Sasser, unmarried, of record in Instrument No. 20000413-0037458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 33, said Register's Office; and (c) restrictive covenants of record in Book 1081, page 696 and Book 1943, page 429, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 917 Overton Lea Road, Nashville, Tennessee 37220

(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 my hand this 27th day of February, 2014.

Louise P. Salmon by
Kevin D. Montgomery, Attorney in Fact

Louise P. Salmon
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Louise P. Salmon and acknowledged that he executed the same as the free act and deed of Louise P. Salmon.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2014.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014