WARRANTY DEED

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-21-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Hyland **Benjamin M. Nye**	**Pinnacle Bank, A State Chartered Tennessee Bank**	**082130B01500CO**
(NAME)	(NAME)	
924 Ireland Street	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37201**	
(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, **Larry Savage and Judy Savage and A. Jonathan Savage**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly E. Hyland and Benjamin Mitchell Nye, joint tenants with right of survivorship**, 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 unit 15, Ireland 28 Condominiums, as shown in Instrument No. 20040405-0037953, as established under Master Deed of record in Instrument No. 20040416-0043331 amended in Instrument No. 20040429-0048695, in the register's office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Jonathan Savage, unmarried and Larry E. Savage and wife Judy Savage ($204,900.00) by deed dated 10/28/2005 from Ashley J. Graham, unmarried of record in Instrument No. 20051108-0135307 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **924 Ireland Street, Nashville, TN 37208**

(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.

BILL GARRETT, Davidson County
Trans:T20140047877 DEEDWARR
Recvd: 07/03/14 15:14 2 pgs
Fees:13.00 Taxes:906.50
20140703-0059104

Witness our hands this 1st day of July, 2014.

Judy Savage

Jonathan Savage

Larry E. 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 Jonathan Savage, Larry E. Savage and Judy Savage, the bargainors, 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 1ST DAY OF JULY, 2014.

Commission expires: 6-21-16

Notary Public

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