THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150042064 DEEDWARR
Recvd: 06/01/15 08:37 2 pgs
Fees:13.00 Taxes:795.50
20150601-0050022

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Larry Savage and Rebecca B. Savage 5548 Stacy Springs Road Springfield, TN 37172	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	033 06 0 016.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID ALAN LEE AND JUDY DOUGLAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LARRY SAVAGE AND WIFE, REBECCA B. SAVAGE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Murphy Meadows Subdivision, of record in Plat Book 5800, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clarence B. Lee and wife, Ramona Lee, by Warranty Deed from Warren Hill and wife, Patricia Hill, of record on 12/30/2004, at Instrument No. 20041230-0154723, Davidson County Register of Deeds. Clarence B. Lee and wife, Ramona Lee, are now deceased, Ramona Lee having died first, leaving Clarence B. Lee as the surviving tenant by the entirety. David Alan Lee and Judy Douglas are the sole heirs at law of Clarence B. Lee. See Affidavit of Heirship of record at

Instrument No. 20150601-0050021, Davidson County Register of Deeds. See also records of the Probate Court of Davidson County, Tennessee, at Nashville, relating to "IN THE MATTER OF: THE ESTATE OF CLARENCE BAILEY LEE, DECEASED", Case No. 15P585.

This is improved property known as **1106 Old Dickerson Road, Goodlettsville, Tennessee 37072**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26 day of **May, 2015**:

David Alan Lee

Judy Douglas

STATE OF TENNESSEE

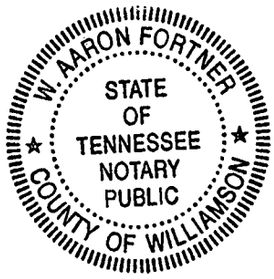
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID ALAN LEE AND JUDY DOUGLAS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of May, 2015:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 DAY OF MAY, 2015:

Notary Public

My Commission Expires: 5/23/18

