THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047448**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,083,700.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2016. Notary Public My Commission Expires: 9-5-2016

BILL GARRETT, Davidson County
Trans:T20160050424 DEEDWARR
Recvd: 06/14/16 14:17 2 pgs
Fees:13.00 Taxes:4009.69
20160614-0060263

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Samuel P. Savage and Marion B. Savage 110 BELLEVUE DR S Nashville TN 37205-3314	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11614001600

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, **Jennifer Coyle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel P. Savage and Marion B. Savage, 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:

Being the Easterly one-half of Lot 7, Map of Bransford Realty Company's Subdivision of Part of a 40-Acre Tract and Lot 27 and part of Lot 28, Deer Park Belle Meade, as shown on plat of record in Plat Book 421, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of said Lot 7 fronts 75 feet on the Northerly side of Bellevue Drive South and runs back 248 feet, more or less, on the Westerly line and 250 feet on the Easterly line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to Jennifer Coyle, a single person by Warranty Deed from William C. Allen and wife, Judson C. Allen, recorded on the 28th day of May, 2009 in Instrument No. 20090528-0048870, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF PART OF A 40-ACRE TRACT, as recorded in Plat Book 421, Page(s) 67.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 5787, Page 55.

This is improved property located at 110 BELLEVUE DR S Nashville TN 37205-3314

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 14th day of June, 2016.

Jennifer Coyle by

Jennifer Coyle
By: Donald Carrillo, Attorney in Fact

Donald Carrillo
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Carrillo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jennifer Coyle, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018