Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160053967 DEEDWARR
Recvd: 06/24/16 10:31 2 pgs
Fees:13.00 Taxes:1298.70
20160624-0064559

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Pamela Tinnell
Affiant

Subscribed and sworn to before me, this 17th day of June, 2016.

R Walters
Notary Public
My commission expires: 8/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

06-1606-76448

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew McNew 2281 Luster Road Goodlettsville TN 37072	New Owner	017-00-0-328.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John J. Savary and wife, Tonya M. Savary**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew McNew and Adrienne McNew, husband and wife**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

A certain tract or parcel of land in the 10th District of Davidson County, Tennessee, described as Tract No. 2 on the unrecorded survey of the Redding Subdivision dated March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows: Beginning at an iron pin in the westerly margin of Luster Road, a corner to a T. R. Tomes, Et Ux, (said point being on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet and a tangent of 222.3 feet for a length of 310.0 feet to a point; thence, North 7 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the property conveyed to Logan of record in Book 4533, Page 555, Register's Office for Davidson County, Tennessee); thence, with said margin of Luster Road in a southwesterly direction on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet and a length of 111.7 feet to a point; thence South 55 degrees 00 minutes 04 seconds West 95.76 feet to an iron pin; thence, North 73 degrees 43 minutes 51 seconds West 1,105.56 feet to an iron pin in the line of the property of Harries of record in Book 6134, Page 711, said Register's Office; thence, with the line of Harries North 32 degrees 35 minutes 52 seconds East 80.0 feet to an oak tree; thence, North 79 degrees 00 minutes 32 seconds East 397.65 feet to an iron pin; thence, South 67 degrees 24 minutes 38 seconds East 861.41 feet to the point of beginning.

Being the same property conveyed to John J. Savary and wife, Tonya M. Savary by Quitclaim Deed from John J. Savary and wife, Tanya (sic) M. Savary, dated September 24, 2009, dated September 24, 2009, recorded October 2, 2009, of record in Instrument No. 20091002-0091729, Register's Office for Davidson County, Tennessee. The correct spelling of second grantor's first name is Tonya, erroneously stated in the prior deed as Tanya.

Also, being the same property conveyed to John J. Savary and wife, Tanya (sic) M. Savary by deed from Leonard Leslie Graham, Jr. and wife, Martha J. Graham, dated September 30, 2004, recorded October 12, 2004, of record in Instrument No. 20041012-0123055, Register's Office for Davidson County, Tennessee. The

No. 20041012-0123055, Register's Office for Davidson County, Tennessee. The correct spelling of second grantee's first name is Tonya, erroneously stated in the prior deed as Tanya.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2281 Luster Road, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of June, 2016.

John J. Savary

Tonya M. Savary

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John J. Savary and Tonya M. Savary** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020