STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of November, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Brian M. Savage | Wilson Bank & Trust | 095-04-0-079.00 |
| (NAME) | (NAME) | |
| 241 McGavock Pike | 623 W. Main Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Lebanon, TN 37087 | |

BILL GARRETT, Davidson County
Trans:T20160104380 DEEDWARR
Recvd: 11/28/16 13:53 2 pgs
Fees:13.00 Taxes:388.50
20161128-0124547

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ellen Kelly Savage,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brian M. Savage , a single person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled the Map of Eva Mor Heights, Section 2, of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRANCES W. KELLY, by deed from WALTER B. HEROD AND WIFE, IRENE ANN HEROD, of record in Book 2805, page 7 , dated September 12, 1958 , said Register's Office. The said Frances W. Kelly having since died on or about died intestate on or about September 29, 2015, leaving said property to her only heir at law Ellen Kelly Savage. For further reference see Affidavit of Heirship of record in Instrument No. 20151207-0122853, dated December 3, 2015, said Register's Office. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 241 McGavock Pike, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of November, 2016.

Ellen Kelly Savage

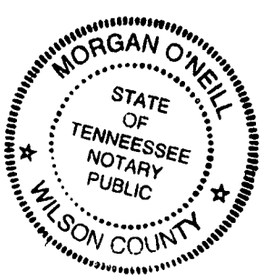
Ellen Kelly Savage

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen Kelly Savage, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2016.

Notary Public
My Commission Expires: 3-27-18




**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**