THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24432

Bill Garrett Davidson County
Batch# 76203 **DEEDWARR**
04/04/2018 10:58:55 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20180404-0031560

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip F. Head	new owner	MAP
212 Belle Meade Boulevard		PARCEL 116-10-0-118.00
Belle Meade, TN 37205		
(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, I, **Craig E. Savage**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip F. Head and Irene J. Head, husband and wife**

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the southerly 75 feet of Lot No. 1 and the northerly 125 feet of Lot No. 2 of Block B on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by James A. Hamilton, Jr., dated December 26, 1950, as follows:

BEGINNING at a point in the easterly margin of Belle Meade Boulevard 106 feet South of the intersection of Belle Meade Boulevard with Malone Avenue, the Southwest corner of the property heretofore conveyed to Sydney Albert by Deed of record in Book 1907, Page 232, Register' s Office for Davidson County, Tennessee, and running thence easterly with Albert' s southerly line 199.73 feet to a point in the common line between Lot No. 1 and Lot No. 17 of said Block B Albert' s southeasterly corner; thence, in a southerly direction with the common line between Lot No. 1 and Lot No. 17 and continuing with the common line between Lot No. 2 and Lot No. 16, 209 feet to a point, 25 feet North of the common corner of Lots Nos. 2, 3, 15, and 16 of said Block B ; thence, in a westerly direction 254.76 feet to a point in the easterly margin of Belle Meade Boulevard 25 feet North of the Northwest corner of Lot No. 3 and; thence, northwardly with the easterly margin of Belle Meade Boulevard 200 feet, more or less, to the BEGINNING.

BEING all the same property conveyed to Craig Elliot Savage, by Substitute Trustee' s Deed from David M. Smythe, Substitute Trustee, dated February 16, 2012, of record in Instrument No. 20120217-0013979, Register' s Office for Davidson County,Tennessee. The said Craig Elliot Savage, a married man, conveyed the property to Eric J. Bentley, a married man, and Craig Elliot Savage, a married man, as joint tenants with right of survivorship, by Quitclaim Deed, dated October 28, 2013, of record in Instrument No. 20131101-01 13333, Register' s Office for Davidson County, Tennessee. The said Eric J. Bentley, a married man, and Craig Elliot Savage, a married man, as joint tenants with right of survivorship, conveyed property to Craig Elliot Savage, a married man, by Quitclaim Deed, dated July 28, 2016, of record in Instrument No. 20160801-0078940, Register' s Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **212 Belle Meade Boulevard, Belle Meade, TN 37205.**

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.

Witness _____ hand( ) this the 28 day of March, 2018.

Craig E. Savage

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CRAIG E. SAVAGE** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of March, 2018.

My Commission expires: WILLIAM J HIGDON NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES Nov. 22, 2019

Notary Public