WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151064 DEEDWARR
10/12/2018 10:20:45 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20181012-0101359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Jackie Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF September, 2018.

Murray J. Rose
Notary Public

MY COMMISSION EXPIRES: 4/5/2020

(AFFIX SEAL)

MURRAY J. ROSE NOTARY PUBLIC STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ian Savino	Ian Savino	
(NAME)	(NAME)	
448 Welshwood Drive	448 Welshwood Dr.	133-14 100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, WE, **GEOFFREY MITCHELL MUSICK AND MARGARET ELIZABETH MUSICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN SAVINO,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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, being Lot No. 3 on the Plan of Elysian Park, Resubdivision of Lot No. 15, of record in Plat Instrument No. 20130418-0038473, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Geoffrey Mitchell Musick and Margaret Elizabeth Musick by deed from Kelvin Pennington, married, of record in Instrument No. 20150323-0024585, Register's Office for Davidson County, Tennessee.

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

unimproved _
This is improved x property, known as 448 Welshwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of August, 2018

Geoffrey Mitchell Musick
by J. Greg Hardeman

GEOFFREY MITCHELL MUSICK

BY: J. GREG HARDEMAN, ATTORNEY IN FACT

Margaret Elizabeth Musick
by J. Greg Hardeman

MARGARET ELIZABETH MUSICK

BY: J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of August, 2018, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Geoffrey Mitchell Musick and Margaret Elizabeth Musick and acknowledged that he executed the same as the free act and deed of Geoffrey Mitchell Musick and Margaret Elizabeth Musick.

Witness my hand and official seal this 30th day of August, 2018.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2 2021