(2)

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 181018279**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Subscribed and sworn to before me, this27th day of November, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 167832 DEEDWARR
11/28/2018 12:03:18 PM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20181128-0116035

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James A. Garman and Rosemarie C. Garman<br>932 Evans Road<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>118-13-0-243.00 |

**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, **Jud Nave, Trustee of the Savage 2016 Trust, dated November 15, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Garman and Rosemarie C. Garman, 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:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Rolling Meadows, of record in Plat Book 1424, Pages 98 and 99, 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 by Warranty Deed from Shaffer Home Services, LLC, a Tennessee Limited Liability company to Jud Nave, Trustee of the Savage 2016 Trust, dated November 15, 2016 as recorded on the 23rd day of November, 2016 in Instrument No. 20161123-0123858 and Warranty Deed from Eleanor Goodpasture King, unmarried to Shaffer Home Services, LLC, a Tennessee limited liability company as recorded on the 14th day of October, 2014 in Instrument No. 20141014-0094979, 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 2019 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 ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98 and 99.

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

FYI: Notice of Completion recorded at Instrument No. 20161116-0120819.

This is improved property located at 932 Evans Road Nashville TN 37204

**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 27th day of November, 2018.

The Savage 2016 Trust dated November 15, 2016

By: _____
Jud Nave, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jud Nave, 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 a trustee of The Savage 2016 Trust, dated November 15, 2016, 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 27th day of November, 2018.

_____
Notary Public

