Karen Y Johnson Davidson County
Batch# 180567 DEEDWARR
01/04/2019 10:43:41 AM 2 pgs
Fees: $13.00 Taxes: $761.83
20190104-0001059

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1709TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of January, 2019.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 11-21-22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Caitlin Louise Conner 5634 Higdon Road Joelton, TN 37080	First Community Mtg 275 Robert Rose Drive Murfreesboro, TN 37129	036 00 0 033.00

WARRANTY DEED

FOR AND IN 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, **Jeremy Savage and Melinda Savage, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Louise Conner, unmarried woman,** 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:

Property known as 5634 Higdon Road Joelton, TN 37080, County of Davidson to wit:

Land in Davidson County, Tennessee, being known as part of Higdon & Cornwell property and being more particularly described as follows:

BEGINNING at the southwest corner of Tract 1, the same being the northwest of Tract No, 3 and at a point in the center of Higdon Road; thence following the center of Higdon Road, 216.9 feet to a point, thence continuing with the center of said road, north 44 deg. 57' East 198.2 feet to a corner; thence South 71 Deg. 18' East 548.2 feet on a 30 inch beech tree and northwest corner of Tract 2; thence South 9 deg. 42' East 430 feet to a line between Tract No. 1 and 3; thence with said line North 71 deg. 41' West 864.1 feet to the point of beginning, and containing 6.3 acres, more or less, known as Tract 1.

Being the same property conveyed to Jeremy Savage, by deed from Kenneth Bray, Jr. unmarried, dated 02/15/2007, filed and recorded 02/16/2007 of record as Instrument No. 20070216-0019964, said Register's Office.

Tax Map and Parcel ID is as follows 036 00 0 033.00

Melinda Savage joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5634 Higdon Road, Joelton, TN 37080

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 unemcumbered, 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 2nd day of January, 2019.

Jeremy Savage

Melinda Savage

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 2nd day of January, 2019, before me personally appeared **Jeremy Savage and Melinda Savage**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of January, 2019.

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/20/22