PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60464
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Austin Branstetter<br>Catherine Branstetter<br>108 Blackburn Avenue<br>Nashville, TN 37205 | **NEW OWNER** |

**TAX MAP PARCEL NUMBERS:** 13002005900

Karen Johnson Davidson County
Batch# 240169 DEEDWARR
06/07/2019 09:01:40 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00



20190607-0054499

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$860,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **NANCY SAVAGE, TRUSTEE OF THE EVELYN STRAUB SAVAGE FAMILY TRUST U/T/A WILLIAM T. SAVAGE, JR. AND EVELYN S. SAVAGE INTER VIVOS TRUST DATED MARCH 4, 1985, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, and NANCY SAVAGE, SUCCESSOR TRUSTEE OF THE WILLIAM T. SAVAGE JR. SURVIVOR'S TRUST U/T/A WILLIAM T. SAVAGE, JR. AND EVELYN S. SAVAGE INTER VIVOS TRUST DATED MARCH 4, 1985, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Branstetter and Catherine Branstetter, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to WILLIAM T. SAVAGE JR. and EVELYN S. SAVAGE, TRUSTEES OF THE WILLIAM T. SAVAGE JR. and E.S. SAVAGE INTER-VIVOS TRUST DATED MARCH 4, 1985, by deed from LAMAR G. VILLERE and wife, MICHELLE B. VILLERE, of record in Instrument No. 20060119-0007168, dated January 12, 2006, said Register's Office. WILLIAM T. SAVAGE JR. and EVELYN S. SAVAGE, TRUSTEES OF THE WILLIAM T. SAVAGE JR. and E.S. SAVAGE INTER-VIVOS TRUST DATED MARCH 4, 1985 conveyed their interest to WILLIAM T. SAVAGE JR. and NANCY SAVAGE, CO-TRUSTEES OF THE EVELYN STRAUB SAVAGE FAMILY TRUST U/T/A WILLIAM T. SAVAGE, JR. AND EVELYN S. SAVAGE INTER VIVOS TRUST DATED MARCH 4, 1985, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, and WILLIAM T. SAVAGE JR., TRUSTEE OF THE WILLIAM T. SAVAGE JR. SURVIVOR'S TRUST U/T/A WILLIAM T. SAVAGE, JR. AND EVELYN S. SAVAGE INTER VIVOS TRUST DATED MARCH 4, 1985, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, by quitclaim deed of record in Instrument No. 20121221-0117858, dated December 14, 2012, said Register's Office. The said WILLIAM T. SAVAGE, JR. and EVELYN S. SAVAGE have since died, with EVELYN S. SAVAGE predeceasing WILLIAM T. SAVAGE, JR.. The said William T. Savage, Jr. and Evelyn S. Savage Intervivos Trust Agreements appointed William T. Savage III and Nancy Savage as Successor Co-Trustees. The said William T. Savage, III declined to serve by written agreement dated November 12, 2012.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 95, said Register's Office; Agreement concerning fence encroachment of record in Book 5031, page 538, said Register's Office.

**This is improved property, known as 108 Blackburn Avenue, Nashville, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of May, 2019.

Nancy Savage, Successor Trustee

**Nancy Savage, Successor Trustee of the Evelyn Straub Savage Family Trust U/T/A William T. Savage, Jr., and Evelyn S. Savage Inter Vivos Trust Dated March 4, 1985**

Nancy Savage, Successor Trustee

**Nancy Savage, Successor Trustee of the William T. Savage, Jr., Survivor's Trust U/T/A William T. Savage, Jr., and Evelyn S. Savage Inter Vivos Trust Dated March 4, 1985**

**State of** _____

**County of** _____

On this 31st day of May, 2019, before me the undersigned authority, personally appeared **Nancy Savage, Successor Trustee of the Evelyn Straub Savage Family Trust U/T/A William T. Savage, Jr., and Evelyn S. Savage Inter Vivos Trust Dated March 4, 1985 and Nancy Savage, Successor Trustee of the William T. Savage, Jr., Survivor's Trust U/T/A William T. Savage, Jr., and Evelyn S. Savage Inter Vivos Trust Dated March 4, 1985**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Please See Attached Form For Notary

Notary 05/30/2019

My Commission Expires: 11/01/2019

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $860,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2019.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 30th 2019 before me, Upeksha Sadamali Thennakoon Mudiyanselage, Notary Public,
(Here insert name and title of the officer)

personally appeared Nancy Savage,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

UPEKSHA SADAMALI THENNAKOON MUDIYANSELAGE
Notary Public - California
Los Angeles County
Commission # 2132400
My Comm. Expires Nov 1, 2019

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date -

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☑ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document