Karen Johnson Davidson County
Batch# 449541 DEEDWARR
08/04/2020 12:46:19 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200804-0086155

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2020.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shiu Kai Tam	New Owner	**172120A06800CO**
941 Fallview Trail		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Sarah Francine Hamilton Savage (FKA Sarah Francine Hamilton), married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shiu Kai Tam, single man

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 Davidson County, Tennessee, being Lot No. 310 on the Plan of Section Two, Bradford Hills, R-15 Residential P.U.D (formerly Gillespie Meadows) of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 117, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Francine Hamilton, unmarried, by Warranty Deed from Chad Fink, an unmarried man, and Robert Fink and wife, Glenda Fink, dated October 2, 2014, of record in Instrument No. 20141006-0092176, Register's Office for Davidson County, Tennessee. Sarah Francine Hamilton is now known as Sarah Francine Hamilton Savage and her spouse, James Jeffrey Levy Savage hereby signs to convey any interest he may have, marital or otherwise.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 941 Fallview Trail, Nashville, TN 37211.

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 in 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.

Sarah Francine Hamilton Savage Date: 7/30/2020
Sarah Francine Hamilton Savage

owner Date: 7/30/2020
James Jeffrey Levy Savage

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Sarah Francine Hamilton Savage and James Jeffrey Levy Savage, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON