THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6640-WE

Karen Johnson Davidson County
Batch# 1052427 **DEEDWARR**
09/21/2023 09 52 49 AM 2 pgs
Fees $13 00 Taxes $10,915 00

20230921-0074187

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Eleanor M. Warriner, Trustee of The Adrian Trust	NEW OWNER	
4316 Signal Hill Drive		116-15-0-077 00
Nashville, TN 37205		
(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, **Marion Savage and husband, Samuel Savage**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eleanor M. Warriner, and her successors in trust, as Trustee of The Adrian Trust established under Trust Agreement dated May 20, 2019, as amended July 29, 2021, and as amended and Restated By Second Amendment to and Restatement of The Adrian Trust Dated May 3, 2023, as amended by Third Amendment To Trust dated September 6, 2023**

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 19 of Block 8 on the Plan of a Re-Subdivision of Part of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marion Savage and husband, Samuel Savage by Warranty Deed from Christopher Ozburn and wife, Natalie Ozburn, of record in Instrument No 20190221-0015700, Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 21, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2 Subject to all matters shown on the Plan of record in Plat Book 547, Page 167, said Register's Office .; (3) Easement for Sanitary Sewer of record in Book 5808, Page 657, said Register's Office

This is __ unimproved _X_ improved property known as **4316 Signal Hill Drive, 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 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 our hands this the 20 day of Sept, 2023

Marion Savage

Samuel Savage

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marion Savage,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 20 day of Sept, 2023

My Commission expires Jan 8 2024

Notary Public

R.L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel Savage,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 20 day of Sept, 2023

My Commission expires Jan 8 2024

Notary Public

R.L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON