WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,100.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Page	Flagstar Bank, FSB	83-14-190
(NAME)	(NAME)	
1619 Lillian Street	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Troy, MI 48098	
(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, WE, John C. Farley, V and wife Sarah Farley, joint tenants, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Amos Page, unmarried, 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. 317 and the westerly 10 feet of Lot No. 318, on the Plan of Edgefield Land Company's Second or Spring Subdivision, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Said Lot No. 317 and part of Lot No. 318 adjoin and front together 60 feet on the northerly margin of Lillian (or Lilian) Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John C. Farley, V and wife, Sarah Farley, joint tenants, by deed from Terry L. Ward, a single person, of record as Instrument No. 20020325-0036078, dated March 22, 2002, said Register's Office.

This conveyance is subject to the following: 2007 county property taxes, a lien, but not yet due and payable; all matters appearing on the plan of Edgefield Land Company's Second or Spring Subdivision of record in Book 57, page 152, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1619 Lillian Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of March, 2007.

John Calhoun Farley V

Sarah Farley

Davidson County DEEDWARR
Recvd: 03/30/07 14:47 2 pgs
Fees:13.00 Taxes:929.07

20070330-0038439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Farley, V and Sarah Farley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 30th day of March 2007.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010