WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

BILL GARRETT, Davidson County
Trans: T20090050847 DEEDWARR
Recvd: 07/28/09 13:19 2 pgs
Fees: 13.00 Taxes: 684.50
20090728-0070653

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika P. Easton	Crescent Mortgage Company	171-03-B 267.00 CO
(NAME)	(NAME)	
601 Old Hickory Blvd. 71	115 Perimeter Center Pl. #285	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Atlanta, GA 30346	
(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, **Joseph Robert Page III and wife, Somer Raine Page**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika P. Easton, a single person**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, a Horizontal Property Regime, of record in Book 9700, page 957, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Robert Page, III, and wife, Somer Raine Page, by Warranty Deed from James R. Griffin, unmarried, dated March 24, 2006, as of record in Instrument No. 20060404-0038570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 957; restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9860, page 840, Book 10224, page 683, Book 10126, page 435, Book 10294, page 850, Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596, Book 1150, page 531 and Book 11682, page 75; by-laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 45, Book 10126, page 486, amended in Book 10275, page 959 and Book 11550, page 554; charter of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430 and Book 11550, page 529; easement for sanitary sewers and/or storm drainage of record in Book 9607, page 431 and Book 7358, page 643; easement for site drainage of record in Book 10012, page 756; easement for construction and maintenance of a drainage facility of record in Book 7851, page 712; cable TV easement and maintenance agreement of record in Instrument No. 20000516-0049387; quitclaim deed for common areas to Fredericksburg Townhome Association, Inc. of record in Book 11753, page 208; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. Unit 71, Brentwood, TN 37027
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 27th day of July, 2009.

Joseph Robert Page III

Somer Raine Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph Robert Page III and Somer Raine Page, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of July, 2009.

Notary Public

My Commission Expires: July 25, 2012

