WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100063411 DEEDWARR
Recvd: 10/06/10 14:18 2 pgs
Fees: 13.00 Taxes: 1036.00
20101006-0080147

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parker Page **Rachel S. Page**	**SunTrust Mortgage, Inc.**	**161-1-B-118CO**
(NAME) **5144 Glencarron Drive**	(NAME) **401 Commerce St., Suite 6100**	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Nashville, TN 37219**	
(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, **Jennifer Smith Ozburn - Stadler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parker Page and Rachel S. Page, husband and wife**, 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 the 32rd Councilmanic District of Davidson County., Tennessee, being Lot No. 42 on the Final Plat of First Revision, Phase Three, Section Two Aberdeen Woods (A Planned Unit Development) of record in Instrument No. 20011231-0144800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The Recording of the Final Plat of First Revision, Phase Three, Section Two, Aberdeen Woods (A Planned Unit Development) of record in Instrument No. 20011231-0144800 except for Notes 1 – 15 and Lot calculations on the original final Plat Phase Three, Section Two, Aberdeen Woods of record in Instrument No. 20010906-0096711 voices, vacates and supercedes the original Final Plat of Phase Three, Section Two, Aberdeen Woods (A Planned Unit Development) of record in Instrument No. 20010906-0096711.

Being the same property conveyed to Jennifer Smith Ozburn by deed from Joey Coppage and wife, Pam Coppage of record in Instrument No. 20050804-0091634 Register's Office for Davidson County, Tennessee dated July 22, 2005. The said Jennifer Smith Ozburn is now known as Jennifer Smith Ozburn-Stadler.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5144 Glencarron Drive, Nashville, TN 37220**

(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 my hand this 4th day of October, 2010.

Jennifer Smith Ozburn - Stadler

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 Jennifer Smith Ozburn-Stadler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF OCTOBER, 2010.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public