WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $80,815.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 29TH DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 8, 2013

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03954 PAIGE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Paige and Christen Paige	SWBC Mortgage Corp	08207046100
819 North 5th Street	5055 Maryland Way	
Nashville, TN 37207	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAULA S. WILLIAMS AND BRIAN T. WILLIAMS

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

RYAN M. PAIGE AND CHRISTEN PAIGE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 40, MILLER'S ADDITION TO EDGEFIELD, as shown on plat of record in Plat Book 57, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Paula S. Williams and husband, Brian T. Williams by Warranty Deed from Diane G. Holt, unmarried, recorded on the 21st day of April, 2006 in Instrument No. 20060421-0045973, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

(a) County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.(b).Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq (.c).Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILLER'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 133, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).(d).Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©. (e.) Easement for fence encroaching upon a portion of Lot 40 recorded in Book 8405, Page 678 re-recorded in Book 8421, Page 949. (f).Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.(g).Property taxes for the current year.

This is improved property known as 819 North 5th Street, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

BILL GARRETT, Davidson County
Trans:T20110026588 DEEDWARR
Recvd: 05/04/11 16:09 3 pgs
Fees:18.00 Taxes:299.39
20110504-0034411

Witness my hand on the 28th -day of April -2011.

Brian T. Williams



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, Brian T. Williams, the bargainor(s) 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 had and official seal at Nashville, TN, this 28th day of April, 2011

Notary Public Amy Heath

My Commission Expires: May 20, 2014

Witness my hand on the 3RD -day of May -2011.

PAULA S. WILLIAMS

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PAULA S. WILLIAMS, the bargainor(s) 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 had and official seal at Brentwood, Tennessee, this 3RD day of May, 2011

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012