Return to: Bridgehouse Title

(1)

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-5072JF

BILL GARRETT, Davidson County
Trans:T20130056953 DEEDWARR
Recvd: 07/03/13 14:22 2 pgs
Fees:13.00 Taxes:368.15
20130703-0069231

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 2013.

Notary Public

Commission Expiration: 2/28/17

ADDRESS OF NEW OWNER:
Gregory A. Page
222 Riverstone Court
Nashville, TN 37214

SEND TAX BILLS TO:
SWBC Mortgage Corp.
9311 San Pedro Ave. Ste. 100
San Antonio, TX 78216

MAP-PARCEL:
085140A22200CO

WARRANTY DEED

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

Ilene Carol Hagen, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gregory A. Page, an unmarried man

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

BEING Unit No. 222, on the plan of Riverstone Condominium, according to the Master Deed of record in Book 6998, page 839; Book 7245, page 211; Book 11016, page 159, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 6900, page 317, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ilene Carol Hagen on 06/13/2005, by deed from Earl John Osborne, filed for record on 06/30/2005 in Instrument No. 20050630-0075523, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 222 Riverstone Court, Nashville, TN 37214.

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, his 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, his 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 28 day of June, 2013.

Ilene Carol Hagen by and through her Attorney-in-Fact, Jeff Farris

Ilene Carol Hagen, by and through her Attorney-In-Fact, Jeff Farris

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 28th day of June, 2013, before me personally appeared **Jeff Farris**, to me known to be the person who executed the foregoing instrument in behalf of **Irene Carol Hagen** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Irene Carol Hagen**.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of June, 2013.

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Lynne Ward
Notary Public

Commission Expiration: 2/28/17