WARRANTY DEED VB2014 0080 BILL GARRETT, Davidson County Trans:T20140037000 DEEDWARR Recvd: 05/28/14 09:40 2 pgs Fees:13.00 Taxes:330.23 20140528-0045618	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,250.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF MAY, 2014 NOTARY PUBLIC MY COMMISSION EXPIRES: 5/1/16 DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Andrew Scott Hunton **98 Oriel Avenue** **Nashville, TN 37210**	**Franklin American Mtg.** **501 Corporate Centre Dr.** **Suite 400** **Franklin, TN 37067**	**119 02 0163.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Michael Steven Page {but shown on previous deed as Stephan}, a married man *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Andrew Hunton, an unmarried man *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot Number 35, on the Plan of the Glenrose Subdivision, being a part of the Emil Thoni Tract, of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Stephan Page by Quitclaim Deed from Michael Stephan Page, Executor for the Estate of Junior Martin Whelan, having deceased on 11/30/2013; estate probated in the Seventh Circuit Court of Davidson County, Tennessee, Case # 14P95. Previously conveyed to Junior Martin Whelan, unmarried by Warranty Deed from Martin Lynn Hart and wife, Renee Hart, dated 7/23/93, recorded in Book 9024, Page 334, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **98 Oriel Avenue, Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1424, page 142;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

The property conveyed herein was not the place of residence of the Grantor or his spouse.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2014.

GRANTOR:

Michael Steven Page
{Corrected, previously shown as Michael Stephan Page}

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Michael Steven Page, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of May, 2014.

Notary Public
My Comm. Exp.: 5-24-14

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.